

The Richland Township Zoning Hearing Board met April 26, 2022, at 6:30 pm as per the request of Michael Kenno for a use variance to expand a nonconforming structure and size variance of 485' to construct an addition on an existing garage located on Jennie Ln. Johnstown PA 15904. This hearing was conducted in the Richland Township meeting room, 322 Schoolhouse Road, Johnstown, PA 15904.

Present:

Bill Patrick, Chairman
Pat Wess, Vice-chairman
Mark Rychak
PJ McGowan

Eric Hochfeld, Solicitor
Tiffany Shomo, Secretary

Not Present:

Rodney Kniss

Mr. Hochfeld began the hearing by listing exhibits. Board Exhibit #1 was the appeal application with attachments. Board Exhibit #2 was the Richland Township Zoning Ordinance, by reference, and Board Exhibit #3 was the posting of the municipal building, the property involved, advertising in the Tribune-Democrat and notification of this hearing to adjoining property owners.

Court Stenographer Lori Behe swore in applicant Michael Kenno, Cynthia Kenno, Paul Yost and Bill Zimmer.

Mr. Kenno stated that his boss of 33 years gifted him a \$38,000.00 boat and he needs storage for that boat. The existing structure is a 16'x10' wooden "shack". Mr. Kenno's stepdad had built it 30 years ago.

After looking at the existing structure, Mr. Kenno determined the foundation is bad and would like to demolish it. He would like to construct a pole barn with metal sides, metal roof, concrete floor, and garage door. They might add electricity at a later time. The new 33'x15' structure includes the overhangs in the measurements. It would have a mono truss with one side out 6 inches further. The highest point of the new structure would be 15' high. It would be 10.5' from the property line. The access would remain off Jennie Lane. There is also an existing shed on the property, with garage doors facing Vivian Drive. Mr. Kenno's mother owns the property behind at 115 Vivian Drive. They would not be able to swing the boat to that one if they were to add onto that one. They have no plans of any other structures on the property.

Mr. Paul Yost had purchased two wooded lots on Jennie Lane in 1990. He was unable to construct a garage on either of those parcels because of that same reason. Mr. Patrick stated that typically an accessory structure can not be constructed but Mr. Kenno has a preexisting structure and is asking the board for permission to expand upon that. Mr. Hochfeld stated they would be allowed to expand or enlarge with this variance request.

Mr. Zimmer of Vivian Drive discussed the right of way on the rear of the properties. Mr. Kenno showed the board where existing buildings and fences are on the right of way.

The board took a recess from 6:51 pm to 7:05 pm.

Mr. Hochfeld explained that the application submitted differed from the testimony given. Mr. Kenno could decide to amend his application to incorporate the existing structure with a new structure and request a continuance to provide more evidence to the board or stand with his original application and let the board decide.

Mrs. Kenno asked if they could use the existing walls. Mr. Hochfeld said the existing structure has to be used. Mr. Patrick added the entire structure does not have to be used. Mr. Kenno stated he was going to use the existing I-beams in the foundation. Mr. Hochfeld stated that would require additional testimony to determine if it would meet the requirements. Mr. Kenno requested a continuance.

At this time, Mr. Wess motioned to continue the meeting until May 17, 2022 at 6:30 pm. Mr. Patrick added the residents in attendance would not be receiving another letter. Seconded by Mr. McGowan. All in favor.

Respectfully submitted,

T. Shomo

Tiffany Shomo