

The Richland Township Zoning Hearing Board met April 26, 2022, at 7:10 pm as per the request of Josh Sroka of 106 Canterbury Way who is requesting a 5' ft side yard setback variance, 6' height variance and 182 sq ft size variance to construct an 820 sq ft detached garage at his residence. 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 recused himself from the hearing, due to a conflict of interest.

Mr. Patrick 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.

Mr. Sroka stated he would like to build a 24' x 30' garage on his property, that will be approximately 22' tall. It will not be taller than the existing house. It will have a wooden frame, vinyl arch ledge and architectural shingles. It will mirror his existing home garage. It will blend and look nice. It will be one story with storage above. There will be electric run to it. There will be 1' overhangs on each side of the garage. The drawing submitted outlined the foundation but he has room to move it inward to meet the setbacks required.

Mr. McGowan questioned the lot coverage of structures under roof. Mr. Sroka was unsure.

The board took a recess from 7:30 pm to 7:36 pm.

Mr. Patrick stated the board could not determine the lot coverage. Mr. Cernansky, who did Mr. Sroka's original survey would be able to determine the overall lot coverage with the lot size and all structures. Mr. Sroka requested a continuance.

At this time, Mr. Wess motioned to continue the meeting until May 17, 2022 at 6:15 pm. Seconded by Mr. Rychak. All in favor.

Respectfully submitted,

*T. Shomo*  
Tiffany Shomo, Secretary