

The Richland Township Zoning Hearing Board met in the Richland Township meeting room, 322 Schoolhouse Road, Johnstown, PA 15904, on November 16, 2022, at 6:30 pm as per the request of Benjamin and Kimberly Shapiro of 135 Metzler St who proposed to construct a 600 sq ft garage at their home, which required a 4.5' side yard setback variance.

Present:

Bill Patrick
Mark Rychak
Rodney Kniss
Pat Wess
PJ McGowan

Lori Behe
Eric Hochfeld

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.

The applicant is not present, but Randy Cortese is present to represent them.

Mr. Cortese stated there is currently a garage there. The existing garage is shown in light gray on the survey. The proposed garage in red. The existing garage is 537.81 square feet and the new one is 600 square feet. It is 61 square feet larger. The new one is wider, but not as deep.

Mr. Cortese stated the existing garage is beyond repair. It is basically in the same spot. They would like to keep it in the same spot due to the driveway location and sidewalk set up. Mr. Cortese stated there is not a whole lot of room on the property.

He estimates the existing garage was constructed in the 1960's. He believes it is Mrs. Shapiro's parents' home.

Mr. Cortese noted that this setup is very common in the area. There are many smaller homes with garages in the neighborhood.

The overhangs are included in the setbacks shown.

Mr. Cortese did not have building plans but assumes it will be built the same way. It would be a standard single car garage. It will be a sided building. It will have a gabled roof and stick built.

Mr. Cortese stated they will follow all stormwater regulations.

Mr. Cortese amended the request to 3'2", rather than 4'1".

Mr. Cortese is unsure about utilities. He guesses there is electricity.

The sidewalk of the adjoining neighbor, the Wilson's, is roughly within 6 inches of the property line.

Mr. Wess motioned to grant the amended variance request of 3'2" to construct the new garage. Mr. McGowan seconded. All in favor.

At 6:50 pm, Mr. Rychak motioned to adjourn the meeting. Seconded by Mr. McGowan. All in favor.

Respectfully submitted,

T. Shomo

Tiffany Shomo