

The Richland Township Zoning Hearing Board met in the Richland Township meeting room, 322 Schoolhouse Road, Johnstown, PA 15904, on December 6, 2022, at 7:15 pm as per the request of Kenneth Kulback, owner of vacant property located at the corner of Ridgeway Dr and Jessell Dr, who requested a side yard setback variance of 25' and rear yard setback variance of 15' to construct a duplex.

Present:

Bill Patrick
Rodney Kniss
Mark Rychak
PJ McGowan
Pat Wess

Eric Hochfeld
Tiffany Shomo

Court Stenographer Lori Behe swore in applicant Kenneth Kulback.

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.

Mr. Kulback was the only person present for the hearing.

Mr. Kulback is asking for a reduction to 10' to construct a garage on the left side of the building. He stated that between his property and the property to that side is a 16' unopened right of way so he feels would have a 26' buffer between the properties.

Mr. Kulback would like to construct the garage 15' deeper in place of having a shed. This would require a 15' rear yard setback variance. Mr. Kulback owns the property next door and would use this garage to maintain both. He would otherwise have to trailer lawn mowers, snowblowers, etc to the properties. He feels that building the garage would aesthetically look better in the neighborhood as compared to a shed.

Mr. Kulback wanted the record to show that no one has come to object to the request. He is the only one it affects because he owns the property next to it. As for the neighbor on the other side, there is still enough of a buffer.

To clarify the survey and request amount, Mr. Kulback stated they are asking for 10', but just need 12'. He wanted to have a little extra room in case something comes up during construction. After referencing the zoning ordinance, Mr. Kulback amended his request to a 15' rear yard setback variance and a 20' side yard setback variance. The property is located in a the R4 zoning district and is a corner lot.

Mr. Wess motioned to grant a side yard variance of 20' and a rear yard setback of 15' as requested by the applicant. Seconded by Mr. Kniss. All in favor.

Mr. McGowan motioned to adjourn the hearing at 8:01 PM. Seconded by Mr. Kniss. All in favor.

Respectfully submitted,

T. Shomo

Tiffany Shomo
Zoning/Codes Secretary