

The Richland Township Zoning Hearing Board met in the Richland Township meeting room, 322 Schoolhouse Road, Johnstown, PA 15904, on December 6, 2022, at 7:30 pm as per the request of Mark Tercek of 281 Naugle Dr was requesting a 1,110 sq ft size variance to construct an accessory structure in his rear yard.

Present:

Bill Patrick

PJ McGowan

Pat Wess

Mark Rychak

Rodney Kniss

Eric Hochfeld

Tiffany Shomo

Court stenographer Lori Behe swore in property owner Mark Tercek.

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. Tercek stated that he is currently constructing a house and wants to construct an outbuilding in the backyard. The structure would consist of a pavilion, outdoor kitchen, fireplace, garage, etc. The structure is larger than 650'. He has no setback issues. He owns 15 acres. The house is centered on the property. The property is about 220' wide in the proposed building location. It will not be close to any property lines.

It will be a single-story 64' x 40' building that would be approximately 15-16 feet high. It will have siding to match the house.

There are no other proposed outbuildings. Eventually they will install a pool between the house and the building.

The closest residence is owned by Gary Deitke who lives about 600' across Naugle Drive.

The overhangs are included in the square footage calculation.

He stated that the calculations for the drywells from the house build included this structure.

When building their home, they opted out of a sewer line extension and installed a sand mound. The building will have public water and public electricity.

Mr. Tercek confirmed the building will be used for residential use only.

Mr. Wess made a motion to grant the variance of 1110 square feet, as requested. Seconded by Mr. McGowan. All in favor.

Mr. Wess motioned to adjourn the meeting at 8:11 pm. Seconded by Mr. Kniss. All in favor.

Respectfully submitted,

*T. Shomo*

Tiffany Shomo

Zoning/Codes Secretary