

The Richland Township Zoning Hearing Board will meet on August 31, 2023 at 6:50 p.m. as per the request of Shana & Zachary Long of 1225 Claythorne Dr, Johnstown, PA 15904, who are requesting a 6 ½ foot rear yard setback variance to install a shed on their property.

Present:

Bill Patrick, Chairman

Pat Wess, Vice-chairman

Rodney Kniss

PJ McGowan

David Strushensky

Eric Hochfeld, Solicitor

Tiffany Shomo, Secretary

Absent:

Mark Rychak

Attorney 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 following were sworn in by court stenographer Lori Behe:

1. Shana Long
2. Zachary Long

Mr. Long explained that there is a preexisting slab. He explained that when he and his wife purchased the home about a year and a half ago, they were required to take an old shed down. They are requesting a 6.5' rear yard to install a shed on a preexisting slab. They believe a tree went through the old shed and then the shed got moldy. The slab is suitable for a 10' x 14' shed. They would like to install a 1-story preconstructed shed. It would have siding and be used for storage for lawn materials and equipment.

The concrete pad is 3.5' from the property line. They talked to their neighbors who knew where the property lines were because they were unaware of where the corners were. There is no fencing between the neighboring properties. The new shed would be back-to-back with the neighbor's shed. They are not planning to move the slab. The slab would still be visible on all four sides once the new shed is installed.

Mr. Long stated it was their responsibility to have the shed torn down prior to the home being deeded to them.

There was no comment from the township.

There will be no utilities, lights or electricity connected to the shed.

Mr. Wess motioned to grant the 10' setback variance request with the contingency that a shed is not installed larger than the existing concrete slab. Seconded by Mr. Kniss. All in favor.

Mr. Kniss motioned to adjourn the hearing at 7:04 PM. Seconded by Mr. McGowan.

Respectfully submitted,

*T. Shomo*

Tiffany Shomo, Secretary