

The Richland Township Zoning Hearing Board will meet on October 26, 2023 at 6:50 p.m. as per the request of Cory Neff of 125 Theatre Dr, Johnstown, PA 15904, who is requesting a special exception for compliance with the Richland Township Zoning Ordinance Article II, Section 240-9 to conduct a Home Occupation/Business in a residentially zoned district for a single chair hair salon. This hearing was conducted in the Richland Township meeting room, 322 Schoolhouse Road, Johnstown, PA 15904.

Present:

Bill Patrick, Chairman

Pat Wess, Vice-chairman

Rodney Kniss

PJ McGowan

Mark Rychak

Eric Hochfeld, Solicitor

Tiffany Shomo, Secretary

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:

Cory Neff

Brooke Neff

Brooke Neff - 125 Theatre Drive – Applicant's wife

She explained that the house is in her husband's name, but the hair salon is her business. They would like to enclose the already existing car port at their home. The carport is attached to the house via the roof. There is an entry door into the basement under the carport.

They are proposing it to be a single chair salon with Mrs. Neff as the only employee. She would see one or two clients per day for specialty hair services. Mrs. Neff said each client will be scheduled by appointment only, with prior arrangements. She will not accept walk-ins. There will be no major traffic in or out. She has her cosmetology license and has been working for about three (3) years. Mrs. Neff wants to take her career to the next level and specialize.

The current use of the carport is for their grill and to park cars. They do not do much with the carport. They would just be enclosing half of the carport.

Mrs. Neff currently works at JC Penney at the Johnstown Galleria.

There will be no sign installed initially, but when they do, they will follow any necessary regulations.

The existing carport and roof will stay. The outside of the enclosed carport will be sided to match the house. The carport has a 7' ceiling.

As for parking, Mr. Neff stated that it shouldn't be an issue and the driveway is plenty big enough. Since there will be a maximum of two (2) customers, there will be no need to park on street.

The home is currently a single-family residence that includes Mr. and Mrs. Neff and their two (2) children. It is a ranch home with a basement. It is a one (1) level home with an approximately 1,100 square foot basement.

The carport is 12' x 24'. The portion to be left open will be 8' x 24'.

As for the surrounding properties, there is a home next door that is a rental. The rest of the surrounding property is owned by Berwind, which are the woods between Theatre Drive and Eisenhower Boulevard. The rentals is only a couple of feet to the property line but their house is 100' from the property line.

They are not aware of any other home businesses in the area.

The hours of operation for the salon will be based off their children's schedules. Mrs. Neff will schedule one after 8 or 9 am and then an evening appointment around 4 pm, but no later than 8 pm.

There is already exterior lighting on the front for the driveway and 3 recessed lights in the exterior ceiling.

There were no township comments.

There were no residents present for this hearing.

The board took a recess from 7:13 pm until 7:26 pm.

The board determined that because the carport is not currently enclosed, it is not considered part of the residence and they could not render an approval for a home business. Mrs. Neff requested a

12-month continuance to rectify this issue. The applicant waived any requirement that a decision be rendered in an applicable amount of time. The applicant can request to appear again before the Zoning Hearing Board within that 12-month timeframe for a decision.

All board members were in favor of continuance.

Mrs. Neff is to go to the township office and get a permit to enclose the carport. Once they receive the certificate of occupancy, they can come back to board for the request.

Respectfully submitted,

*T. Shomo*

Tiffany Shomo