

The Richland Township Zoning Hearing Board met on March 20, 2024 at 6:30 p.m., as per the request of David Fetzer of 1030 Clear Spring Ln, Johnstown PA 15904, who was requesting a size variance of 1,760 sq ft and a variance to construct a 40' x 44' garage structure within the front yard. This hearing was conducted in the Richland Township meeting room, 322 Schoolhouse Road, Johnstown PA 15904.

Present:

Bill Patrick, Chairman

Patrick Wess, Vice-chairman

Mark Rychak

Rodney Kniss

PJ McGowan

Tiffany Shomo, Secretary

Eric Hochfeld, Solicitor

Mr. Patrick explained that since this was the initial hearing for 2024, the board was required to reorganize.

Mr. McGowan nominated Mr. Patrick for chairman. Seconded by Mr. Kniss. All in favor.

Mr. McGowan nominated Mr. Wess for vice-chairman. Seconded by Mr. Kniss. All in favor.

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.

David Fetzer was sworn in by Lori Behe, court stenographer.

Mr. Fetzer explained that he and his wife will be getting to retire in about two and a half years.

His son, Joe, has a trailer at the property. Mr. Fetzer has tractors to restore. He likes to collect antiques.

He explained that the building would have a gravel floor and no utilities. He would use the garage for storage and trailers for his pickup. He and his wife would like to store stuff in inclement weather. If he needs a place to change his oil, he can do it in the garage.

The garage will match the colors of the house and will look very nice. It will be a metal building. The top will be clay colored and the lower portion will be a forest green color.

The barn identified on the property is approximately 50' x 50'.

Mr. Fetzner stated that the new garage will be off to the side of the house, near the front yard. The neighbor has a fence and high arbor vitae trees, so they won't be able to see it. The trees have been there for years.

The garage will set approximately 40' from the side yard.

Size variance of 3,610'

The property has been used as an active farm and the barn has been there forever. It has been farmed for at least thirty (30) years.

Mr. Rychak feels that Mr. Fetzner does not need a variance. Mr. Fetzner entered a letter from January 17, 1997 from the Richland Township Supervisors as *Applicant Exhibit 1*.

Currently the property is used for farm animals. There are multiple pastures split by treated post fence. They have chickens, horses, goats, and every other year they get hogs, beef, etc. They have raised rabbits and turkeys in the past. His children were in the 4H while growing up. The animals are for family use, only. They do not sell from their property.

The building is a storage building to get things out of the weather. It will be a pole building, but a nice building. There will be a man door and three (3) garage doors.

There will be no utilities. If he needs electric, he has an 8,000 watt generator

Mr. Patrick noted that there were no residents present to testify.

There were no further board questions. There were no township comments or questions.

The board took a recess until 7:06 PM.

Mr. Wess made a motion to grant the requested variance of 1,110 sq ft, which represents the allowance of 650 sq ft, and to allow the building to be erected in the front yard of the property. Seconded by Mr. McGowan. All in favor.

At 7:10 pm, Mr. Rychak motioned to adjourn the hearing. Seconded by Mr. Wess. All in favor.

Respectfully submitted,

*T. Shomo*

Tiffany Shomo