

The Richland Township Zoning Hearing Board met on March 20, 2024 at 6:50 p.m., as per the request of Gary Geisel of 494 Fulmer Rd, Johnstown, PA 15904, who was requesting an 864 square foot size variance to construct a 24' x 36' garage. 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

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.

Court stenographer Lori Behe swore in the following:

Gary Geisel, property owner

Don Lucas, neighbor

Mr. Geisel stated he is getting a prefabricated, Amish-built garage. They come in two pieces that are put together on 2B gravel. It is an uninsulated stick-built garage with a wooden floor.

Mr. Geisel will use it to store a small car for his daughter who is leaving for college. He also will store lawn tractors, auto tools, a drill press, a table saw, and a ping pong table.

The garage will be 24' x 36' with a peak height of 11.5' to the ridge. There will be no utilities.

The structure is located in the backyard. It is roughly 200' from the road. The house is 30' from the road. If driving down Fulmer Rd, you wouldn't be able to see it.

Mr. Geisel also has an 8' x 12' wooden framed shed on skids in the yard.

The garage will be for personal use only. He would like to store stuff from his basement. He has lived there 31 years and doesn't have a garage. The garage will be the exact same color as the house. The shingles will match and it will have white siding. It will not be fancy but will look good.

Mr. Geisel stated that the structure has already been installed. He made a mistake and installed prior to proper permitting.

Mr. Lucas stated that he is a neighbor and has no comments. He came in support and does not have a problem. He wanted to be here just in case other neighbors came to give Mr. Geisel flak.

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

Mr. Wess motioned to grant a variance for 396 square feet, as requested.

At 7:24, Mr. Rychak motioned to adjourn the hearing. Seconded by Mr. Kniss.

Respectfully submitted,

*T. Shomo*

Tiffany Shomo