

The Richland Township Zoning Hearing Board met January 28, 2026, at 6:00 p.m. to hear the Appeal or Application of the Applicant, Darrell and Christina Boring for property located at 105 Merchant Street, Richland Township, Cambria County, Pennsylvania, which is zoned R-2 Two Family Residential under the Richland Township Zoning Ordinance, to construct a single family residence. The Applicant requested a variance from Richland Township Zoning Ordinance Section 240-9 – Definitions- to allow the main entrance to the residence to be facing the side yard, a three foot side yard variance from Richland Township Zoning Ordinance Section 240-39C(1)(b) and a lot area variance of 1,200 square feet from Richland Township Zoning Ordinance Section 240-39A(1).

Present:

Bill Patrick

PJ McGowan

Dave Strushensky

Eber Verhovsek

Mark Kishlock

Eric D Hochfeld, Solicitor

Tiffany Shomo, Secretary

Absent:

Rodney Kniss

Mr. Patrick began the hearing at 6:00 pm with the Pledge of Allegiance.

The board held reorganization because it was the first hearing of the year. Mr. Strushensky nominated Mr. Patrick as chair and Mr. McGowan as vice chair. Seconded by Mr. Verhovsek. All in favor.

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 via certified mail.

Court stenographer Lori Behe swore in the following:

1. Randy Cortese
2. Darrell Boring
3. Christina Boring

Mr. Cortese of Cortese and Associates stated that the Borings would like to replace their home at 105 Merchant St. They would like to build a home located in a similar fashion that the home is now. They currently access their house from the side entrance. In order to keep their driveway to get to the rear garage, they would like to build a house on slab in the same fashion. They will

need a side yard variance to be able to utilize their driveway and variance to have their front door on the side. The house was Mrs. Boring's parents' house. She and her husband purchased it from the estate. The main part of the home was built in 1942. Her parents had an addition constructed when they had more children about 70 years ago. The new house is wider than the existing house. The front porch will encroach on the side yard setback.

Mr. Patrick asked how close their home would be to Richard McBee's property. Mrs. Boring stated that it would be approximately 80' from the rear of the home.

There are currently no trees or foliage between the neighbors.

Mr. McGowan confirmed with Mr. Cortese that the footprint of the house will be 48' x 28'. The DB Homes drawing does not incorporate the overhangs, but Mr. Cortese's survey does.

The existing 24' x 24' garage will remain. They are under the 25% lot coverage.

The existing structure will be removed, and DB Homes will stick build the new structure. It will be used as a residence. They would tentatively like to start building in March if approved this evening.

The Borings put their home in a trust, but presented a deed to show that the Borings are the trustees of the trust. Board Exhibit #4 is listed as the deed dated April 12, 2021, and recorded April 15, 2021, under instrument number 2021-4221. The Boring's had no objection to amending their application to reflect the property owner as Boring Family Revocable Trust.

The board took a recess from 6:19 pm to 6:35 pm.

Mr. McGowan made a motion to approve the request of a variance to allow the main entrance of the residence to be facing the side yard. Seconded by Mr. Strushensky. All in favor.

Mr. McGowan made a motion to approve a 3' side yard variance. Seconded by Mr. Strushensky.

Mr. McGowan made a motion to approve a lot size variance of 1,200 square feet. Seconded by Mr. Strushensky.

Mr. McGowan made a motion to adjourn the hearing at 6:36 pm. Seconded Mr. Kishlock.

Respectfully submitted,

T. Shomo

Tiffany Shomo
Secretary