

## NOTICE

The Richland Township Zoning Hearing Board will meet May 19, 2026, at 6:45 p.m. to hear the Appeal or Application of the Applicant, Precision Works Unlimited, LLC, by Larry Kestermont, for property located at 1727 Scalp Avenue, Richland Township, Cambria County, Pennsylvania, which is zoned C-2 General Commercial District under the Richland Township Zoning Ordinance. The Applicant is requesting:

1. An 11,373.7 square foot lot area variance from Richland Township Zoning Ordinance Section 240-63.A to subdivide an existing lot into two lots, one of those lots, Lot No. 1, being 8,626,3 square feet in size.
2. An 11-foot front yard setback variance from Richland Township Zoning Ordinance Section 240-63.C(1)(a) for Lot No.1.
3. A 21.5-foot rear yard setback variance from Richland Township Zoning Ordinance Section 240-63.C(1)(c) for Lot No.1.
4. A 36.8-foot front yard setback variance from Richland Township Zoning Ordinance Section 240-63.C(1)(a) for the dwelling on the Residue Lot.
5. A 46.6-foot front yard setback variance from Richland Township Zoning Ordinance Section 240-63.C(1)(a) for the garage on the Residue Lot.
6. A 26.6-foot frontage variance from Richland Township Subdivision and Land Development Regulations of 1996 Section 215-23 for the Residue Lot.

This hearing will be conducted in the Richland Township meeting room, 322 Schoolhouse Road, Johnstown PA 15904.

-William Patrick, Chair