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RICHLAND TOWNSHIP
ZONING HEARING BOARD

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Case Nos. :
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#10-08 :
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TRANSCRIPT OF PROCEEDINGS
MONTHLY ZONING HEARING BOARD MEETING
SEPTEMBER 2008
7:00 p.m.

Before: MARGO JOCHIMS, Chairperson
 BETSY KANE, Vice Chairperson
 C. DONALD GATES, Secretary

Date: Tuesday, September 16, 2008

Place: Richland Township Municipal Building
 4019 Dickey Road
 Gibsonia, Pennsylvania 15044

By: Karen L. Cross
 Court Reporter - Notary Public

CROSS & ASSOCIATES COURT REPORTING SERVICE
(412) 727-7438

1 old. The original part of the house was built in the 1870s.
2 The siding on it is extremely old and needs to be replaced.
3 We have a stoop in front now that is concrete. It's time to
4 do something, and we would like to put a porch on the front
5 of the house.

6 Unfortunately, I'm already closer to the
7 road than current ordinance allows. I guess the way I
8 interpret it, I'm an existing nonconforming structure and
9 I'm asking to continue to be an existing nonconforming
10 structure only a little bit closer to the road.

11 The existing stoop is almost eight feet.
12 It's seven and a half feet away from the house. So the
13 proposed porch is a little over eight feet, approximately
14 nine feet. You have a drawing of what we'd like to do. I
15 also have a photograph with an overlay if you'd like to take
16 a look at this.

17 MS. KANE: Did your house originally have a
18 porch?

19 MR. HARNICK: I've been told by a neighbor
20 that seems to know everything that it did. In fact, I wish
21 I had a picture of it, but I don't. I do have some pictures
22 that are 30 years old, and it doesn't have a porch. It has
23 the stoop that it currently has. But I don't have a picture
24 of the original house, you know, a hundred years ago. But I
25 was told it did have a porch.

1 MR. HARNICK: We've been there eight years.

2 MS. JOCHIMS: Do you own the property across
3 the street?

4 MR. HARNICK: Just this strip of land that
5 is usually mowed and the grass is growing, yeah, that's
6 ours. I do not own the metal building. That's owned by
7 somebody else. The property line is--

8 MR. WALZER: According to your survey?

9 MR. HARNICK: According to my survey, yeah.
10 The garage is not on my property.

11 MR. GATES: When you read it here you're
12 inclined to say no; when you look at it you're inclined to
13 say yes.

14 MS. JOCHIMS: We get just your, I mean, I
15 can see the drawing. But drawings are hard sometimes to
16 define what is actually being asked for. Your request is we
17 need a 35-foot, which is a huge variance, from a 50-foot
18 requirement.

19 But, like you said, with the stoop you're
20 slightly beyond it. Quite frankly, I think that it would be
21 a natural expansion of your current use of that stoop. It's
22 a dimensional use variance which are not as strict as, say,
23 a different type of use variance.

24 Any other questions?

25 MS. KANE: No.

1 MR. GATES: No.

2 MS. JOCHIMS: Anybody have a motion?

3 MS. KANE: I move that we grant a variance
4 to Mr. and Mrs. Harnick on Chapter 27 - Zoning, Part 5,
5 Section 27-505 to give them a 35-foot reduction to the
6 required 50-foot front building line.

7 MR. GATES: Second.

8 MS. JOCHIMS: All in favor?

9 MR. GATES: Aye.

10 MS. KANE: Aye.

11 MS. JOCHIMS: Aye.

12 MR. HARNICK: Thank you.

13 MS. JOCHIMS: Anything else?

14 MS. KANE: No, unless you want to do the
15 minutes.

16 MR. WALZER: I can get them.

17 MS. JOCHIMS: That's it. It's been granted.
18 You'll get a letter from the zoning office saying that your
19 variance was granted. Nobody is here to contest tonight,
20 but there is an opportunity for somebody to object to the
21 variance within 30 days.

22 MR. HARNICK: So I can't actually apply for
23 the building permit?

24 MS. JOCHIMS: You can apply, but it's--

25 MS. KANE: It's kind of at your risk.

1 MS. JOCHIMS: You can apply for the building
2 permit and when you hit that 31st day you can be off and
3 running.

4 MR. HARNICK: Thank you.

5 (Discussion held off the record.)

6 MR. GATES: I make a motion we accept the
7 transcript as our minutes and approve them without reading
8 them, relying upon the court reporter recording them.

9 MS. KANE: Second.

10 MR. GATES: Unless the chair wants to take
11 them home and read them.

12 MS. JOCHIMS: All in favor?

13 MS. KANE: Aye.

14 MS. JOCHIMS: Aye.

15 MR. GATES: Aye, for what it's worth.

16 MS. JOCHIMS: Motion to adjourn?

17 MR. GATES: Aye.

18 MS. KANE: Aye.

19 MS. JOCHIMS: Aye.

20 (Whereupon, at 7:19 p.m., the proceedings
21 adjourned.)
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C E R T I F I C A T E

I hereby certify that the proceedings and evidence are contained fully and accurately in the notes taken by me on the within proceedings and that this copy is a correct transcript of the same.

Dated at Penn Hills Township, Pennsylvania this 19th day of September 2008.

Karen L. Cross
Reporter - Notary Public

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