

**RICHLAND TOWNSHIP
ZONING HEARING BOARD
TUESDAY, JUNE 19, 2018**

AGENDA

1. Administration of oath to the audience: Any information you give tonight will be true to the best of your knowledge.

2. **Hrg. #4-18 Applicant - Howard Alberth**

Lot & Block No. 1664-M-139, (with an existing residential structure), located at 4007 Ewalt Road, and Lot & Block No. 1664-M-120, (vacant land), located Hardt Drive, Zoning District "RA" One – Acre Residential.

Applicant is applying for the following variances and relief from Richland Township Zoning Ordinance:

Chapter 27, Part 5, Section 27-505, A (1), Dimensional Standards, rear yard setback.

1. Lot 1; 15 ft. reduction from the required 35 ft minimum rear setback requirement for an existing shed.

Chapter 27, Part 5, Section 27-505 Table 2, Residential Districts Area and Bulk Regulation, minimum lot area requirement.

2. Lot 2; 8,203 sq. ft. reduction from the 40,000 sq. ft. minimum lot area requirement. Approval of the request would result in a lot area of 31,797 sq. ft.

3. **Hrg. #5-18 Applicant – Richland Township Municipal Authority, (RTMAAC)**

Lot and Block 1355-A-182, 2012 Kramer Road. Zoning District "M" Light Industry/Manufacturing. Applicant is applying for the following variance and relief from Richland Township Zoning Ordinance:

Chapter 27, Sections 27-509.K, Table 4, required Bufferyards, 27-509.L and 27-509.N

1. Request total relief (elimination) of the required 25 feet wide Bufferyard A along the property's northern property line.

2. Request total relief (elimination) of the required 10 feet wide Bufferyard C along the property's eastern, southern and western property lines.

4. **Hrg. #3-18 Applicant - Camille Holdings, LLC, Property Owner – Century Properties, Gibsonia LLC**

Lot and Block 1832-L-1 (vacant parcel), located on the southeast corner of the intersection of Grandview Drive and Route 8. Zoning District "CC" Community Commercial. Applicant is applying for the following variances and relief from Richland Township Zoning Ordinance:

Chapter 27, Sections 27-509.K, Table 4, 27-509.L and 27-509.M, Bufferyards.

1. Request for a variable width reduction from the 25 feet wide minimum Bufferyard A requirement along the lot's eastern property line.
2. Request an 8 feet reduction from the minimum 15 feet wide Bufferyard B requirement along the lot's western property line adjoining Route 8.

Chapter 27, Section 505.B and Attachment 3 – Table 3 – Dimensional Standards.

1. Request for a 6.5 feet reduction from the minimum 50 feet wide side yard setback requirement from the lot's eastern property line for a proposed convenience store, including gas and/or energy recharging station.
5. Other.
6. Adjournment