

CITY OF JOHNSTOWN, CAMBRIA COUNTY, PENNSYLVANIA

RESOLUTION NO. 10759

MOVED BY COUNCILPERSON: ARNONE

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JOHNSTOWN, CAMBRIA COUNTY, PENNSYLVANIA APPROVING A LAND MERGER OF TWO PROPERTIES ALONG MAPLE AVENUE.

WHEREAS, in the City of Johnstown, two empty lots in a C2-Community Business District, parcel numbers, 81-018-223.000, 81-018-224.000; and

WHEREAS, the owner of the aforementioned lots, D Farra Contracting & Excavating LLC, seeks to merge the two lots; and

WHEREAS, the City staff find no identifiable issues in allowing the land merger of the lots, including no discernable City zoning and planning code regulation compliance issues; and

WHEREAS, the City of Johnstown Planning Commission recommended the proposed plan at the regularly scheduled March 3, 2025 Planning Commission meeting to be approved by City Council.

NOW THEREFORE, BE IT RESOLVED, the City Council of the City of Johnstown, directs and authorizes the City Manager to take any and all actions necessary to execute the proposed lot merger.

RESOLUTION SECONDED BY COUNCILPERSON SPINELLI

Roll Call:

Spinelli			Brandon-Taylor			King			Arnone			Barber			Clark			Hamacek		
Y	N	A	Y	N	A	Y	N	A	Y	N	A	Y	N	A	Y	N	A	Y	N	A
✓			✓			✓			✓			✓			✓			✓		

ADOPTED: March 11, 2026

ATTEST:

I do hereby certify that the foregoing is a true and correct copy of Resolution No. 10759 as the same adopted by the City Council of the City of Johnstown, Pennsylvania.

[Signature]
Rev. Sylvia King, Mayor or Charles Arnone, Dep. Mayor

[Signature]
Arturo Martynuska, City Manager or Jennifer Burkhart, City Clerk



D. FARRA LAND MERGER

SITUATE IN
Ward 11, City of Johnstown, Cambria County, PA

DATE
Original August 7, 2025
Revised to show elevations February 17, 2026

SCALE
1"=20'

OWNERSHIP DATA

D. Farra Land
D. Farra Consulting & Engineering, LLC
PO Box 641
Johnstown, PA 15907

SOURCE OF TITLE

Map# 2025-0006594 - Parcels #1 & #2

PURPOSE OF PLAT

Merge Parcel #1 and Parcel #2 into one parcel

SITE DATA

Tax ID# 01-018-223-000 - Parcel #1 - 0.165 acre
Tax ID# 01-018-223-000 - Parcel #2 - 0.185 acre
Combined area - 0.35 acre

ZONING

C2 - Commercial Business District
No minimum yard setbacks are required
Maximum structure height limited to 35' or 3 stories
Refer to codified ordinances for allowable uses

FLOOD HAZARD ZONE

AE - 100 year flood zone
Community, City of Johnstown 03031
Map# 2021-03384D effective 6/19/2022

VERTICAL DATUM

NAVD83 (GEOID18)

NOTES

- Survey based on bench and range of record, physical possession, and occupational evidence.
- Horizontal and vertical curve data, right-of-way, or easements not shown on this survey.
- Horizontal curve data is not shown on this survey.
- Horizontal curve data is not shown on this survey.
- Call or click 811 before you dig or excavate.
- Field survey performed 8/07/2025.

PREPARED BY

Matthew L. Bennett, PLS#1017338
Johnstown, PA

SURVEYOR STATEMENT

I, Matthew L. Bennett, hereby certify that the data shown and described herein, as well as all data shown on this survey, are true and correct to the best of my knowledge and were prepared by me or under my direct supervision and I accept full responsibility.

JOB - Maple Ave 01-018-223 INV048

OWNER'S ACKNOWLEDGEMENT

County of _____
On this the _____ day of _____ 20____
before me a notary public, the undersigned officer personally appeared _____

David J. Farra (signature)

who represents that they are authorized to act on behalf of
D. Farra Consulting & Engineering, LLC
and that the contents of this instrument are true and correct to the best of their knowledge and belief and that they intended
the same for the purposes herein contained.

In witness hereof, I hereunto set my hand and official seal.

Notary Public
Shal

CITY OF JOHNSTOWN APPROVAL

Reviewed by the Planning Commission
of the City of Johnstown
On this _____ day of _____ 20____

Chairman

Assistant City Manager

Approved by the City Council of the
City of Johnstown by resolution,
this _____ day of _____ 20____

Mayor

City Manager

City Clerk

Seal

CAMBRIA COUNTY PLANNING REVIEW

Reviewed this _____ day of _____ 20____
by the Cambria County Planning Commission
Attest _____

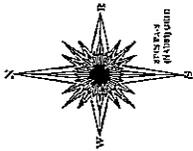
Authorized Signature

ACKNOWLEDGEMENT OF RECORDING

Presented in this office for the recording of books at Cambria
County, Pennsylvania
INSTRUMENT # _____

DATE _____

Recorder
Shal



NOTES	
1	As-shown
2	As-planned
3	As-located
4	As-verified
5	As-confirmed
6	As-observed
7	As-surveyed
8	As-measured
9	As-calculated
10	As-estimated
11	As-assumed
12	As-approximate
13	As-possible
14	As-probable
15	As-likely
16	As-unlikely
17	As-impossible
18	As-unknown
19	As-doubtful
20	As-suspect
21	As-questionable
22	As-dubious
23	As-doubtful
24	As-suspect
25	As-questionable
26	As-dubious
27	As-doubtful
28	As-suspect
29	As-questionable
30	As-dubious

