

WARREN COUNTY ZONING HEARING BOARD

MINUTES

Wednesday, January 19, 2022

10:00 a.m.

**Commissioners' Conference Room
Warren County Courthouse**

MEMBERS PRESENT: Edwin W. Atwood, Dennis A. Johnson, Donald C. Saporito, Sr.

MEMBERS ABSENT: David F. Miller, Patrick Soliday

STAFF PRESENT: Michael Lyon, Zoning Officer; Laurie Burdick, Planning & Zoning Department Secretary; Timothy Bevevino, Esq., Solicitor

STENOGRAPHER: Benjamin Morrow (via telephone) – The Sargent's Group, Johnstown, PA

GUESTS PRESENT: Josh Cotton (Times Observer), Jeffrey Bucci, Daniel Woodring, Chris Firmar

10:00 a.m. – Special Exception – RVA Architects – Medical Office (Outpatient PT Clinic) in a B-Business Zoned District – 2775 Market Street, Warren, PA – Conewango Township – Tax Parcel #WN-5-452200

Vice-Chair Edwin Atwood called the meeting to order.

Dennis Johnson made a motion, with a second by Edwin Atwood, to maintain the current slate of officers for the upcoming year. A vote was taken and all were in favor; motion carried. Therefore, David Miller will serve as Chair and Edwin Atwood as Vice-Chair for the year 2022.

Mr. Atwood stated that, presented to the Board for consideration is a request for a Special Exception by RVA Architects (applicant) of King of Prussia, PA. The property is located in Conewango Township and is zoned "B" - Business. The Tax Parcel Number is WN-005-452200 and is part of the Warren Commons Complex.

Mr. Atwood further stated that the issue before the Board is Section 307, Article III, "Medical Clinic" requiring a Special Exception to operate a Medical Clinic in the Business District.

Mr. Atwood asked Zoning Officer, Michael Lyon, if all property owners within 300 feet were notified by mail, if the hearing was properly advertised in the newspaper, and if the property was posted. Mr. Lyon responded in the affirmative to all three questions.

Parties to the hearing were identified as follows: RVA Architects (applicant), Conewango Township, and Warren County, represented by Michael Lyon, Zoning Officer.

Jeffrey Bucci, with NovaCare, was sworn-in by Ed Atwood and gave his presentation. He is a physical therapist by trade, and they want to open a satellite location to provide physical therapy services at the Warren Commons Complex.

No one from Conewango Township was in attendance.

Michael Lyon explained the meaning of "special exception." From a zoning aspect, he said there were no issues with this being approved.

There were no objections.

Solicitor Timothy Bebevino had no issues.

Dennis Johnson then made a motion, with a second by Donald Saporito, to grant the Special Exception. A vote was taken and all were in favor. Motion carried.

The hearing was unanimously adjourned at 10:11 with a motion by Edwin Atwood and a second by Donald Saporito. Motion carried.

Special Exception granted.

Respectfully submitted,



Laurie A. Burdick
Department Secretary
Warren County Planning & Zoning
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814-728-3512
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WARREN COUNTY ZONING HEARING BOARD

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Wednesday, January 19, 2022

10:15 a.m.

Commissioners' Conference Room
Warren County Courthouse

MEMBERS PRESENT: Edwin W. Atwood, Dennis A. Johnson, Donald C. Saporito, Sr.

MEMBERS ABSENT: David F. Miller, Patrick Soliday

STAFF PRESENT: Michael Lyon, Zoning Officer; Laurie Burdick, Planning & Zoning Department Secretary; Timothy Bebevino, Esq., Solicitor

STENOGRAPHER: Benjamin Morrow (via telephone) – The Sargent's Group, Johnstown, PA

GUESTS PRESENT: Josh Cotton (Times Observer), Daniel Woodring

10:15 a.m. – Variance – Daniel Woodring – reduction to side and rear yard minimum setback in the ACR District – TDB Farnsworth Rd., Clarendon, PA – Mead Township – Tax Parcel #SH-002-139570

Vice-Chair Edwin Atwood called the meeting to order.

Mr. Atwood stated that, presented to the Board for consideration is a request for a Variance by Daniel Woodring (applicant) of Ramey, PA. The property is located in Mead Township and is zoned "ACR". The Tax Parcel Number is SH-002-139750, consisting of .23 acres.

Mr. Atwood further stated that the issue before the Board is Section 302, Table 302 "Lot, Yard, and Height Requirements" requiring a minimum side yard setback of 12' and a minimum rear yard setback of 40' in the ACR District. The applicant is requesting a reduction of both setbacks to 10'; a 16% reduction to the side yard minimum required setback and a 75% reduction to the rear yard minimum required setback.

Mr. Atwood asked Zoning Officer, Michael Lyon, if all property owners within 300 feet were notified by mail, if the hearing was properly advertised in the newspaper, and if the property was posted. Mr. Lyon responded in the affirmative to all three questions.

Parties to the hearing were identified as follows: Daniel Woodring (applicant/property owner), Mead Township, and Warren County, represented by Michael Lyon, Zoning Officer.

Daniel Woodring was sworn-in by Ed Atwood and gave his presentation. He said last year in March, he purchased the .23-acre parcel of land. He purchased the lot with the intention of putting a 400 square foot recreational cabin on it. He then realized that he couldn't meet the setback requirements when he was looking at the paperwork for a zoning permit.

Michael Lyon stated that he did not receive any opposition to this request whatsoever. He stated that Mr. Woodring didn't create this parcel, and he explained the topography. He said from a zoning aspect, there are no issues. This property is 1.5 miles beyond where the township services the road in the winter.

Edwin Atwood asked for a description of the right-of-way for Farnsworth Road.

There were no objections.

Solicitor Timothy Bevevino had no issues.

Dennis Johnson then made a motion, with a second by Donald Saporito, to grant the Variance. A vote was taken and all were in favor. Motion carried.

The hearing was unanimously adjourned at 10:20 a.m. with a motion by Dennis Johnson and a second by Donald Saporito. Motion carried.

Variance granted.

Respectfully submitted,



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