

WARREN COUNTY ZONING HEARING BOARD MINUTES

Wednesday, July 27, 2022

10:00 a.m.

Commissioners' Conference Room
Warren County Courthouse

MEMBERS PRESENT: Edwin W. Atwood, David Miller, Donald C. Saporito, Sr.,

MEMBERS ABSENT: Dennis A. Johnson, Patrick Soliday

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

STENOGRAPHER: Ben Morrow – The Sargent's Group, Johnstown, PA

GUESTS PRESENT: Josh Cotton (Times Observer), John Aldrich, Nathaniel Rosenberg, David Weeber

10:00 a.m. - Variance: John Aldrich – Reduction in the front yard minimum setback requirement in an ACR Zoned District – 184 Smutz Rd., Warren, PA, Conewango Township – Tax Parcel ID # YV-006-344300

Chair David Miller called the meeting to order.

Mr. Miller stated that, presented to the Board for consideration is a request for a Variance by John Aldrich (applicant) of Warren, PA. The property is located in Conewango Township and is zoned "ACR – Agriculture, Conservation, Recreation." The Tax Parcel Number is YV-006-344300, consisting of 19 acres.

Mr. Miller further stated that the issue before the Board is Section 302 "ACR District," Table 302 "ACR District Lot, Yard, & Height Standards." The applicant is requesting a reduction in the front yard minimum setback of 50' to 30', a 40% reduction in the amount of 20'.

Mr. Miller 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: John Aldrich (applicant/property owner), Conewango Township, and Warren County, represented by Michael Lyon, Deputy Planning Director/Zoning Officer.

No additional individuals wished to be a party to the hearing.

Mr. Miller explained the procedure to be followed during the hearing.

John Aldrich was sworn-in by David Miller. Mr. Aldrich then gave his presentation regarding the proposal to construct a detached garage on his property. He described the hardship with the property, which was the reason for requesting the Variance.

Deputy Planning Director/Zoning Officer Michael Lyon gave his statement and referred to the photographs in the packets that he presented to the Board. He believes Mr. Aldrich is meeting the definition of a hardship on the property. He sees no impact on the neighborhood, and from a zoning aspect, he has no issues with the request and recommends that the Variance be approved.

No other testimony.

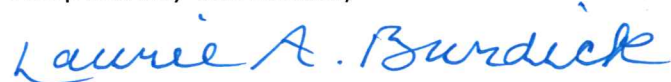
Solicitor Timothy Bebevino, Esq. had no issues with the Variance request.

Edwin Atwood then made a motion, with a second by Donald C. Saporito, Sr., that the Variance request be approved as is. A vote was taken and all were in favor. Motion carried.

The hearing was unanimously adjourned at 10:06 a.m.

Variance granted.

Respectfully submitted,



Laurie A. Burdick
Department Secretary
Warren County Planning & Zoning
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WARREN COUNTY ZONING HEARING BOARD MINUTES

Wednesday, July 27, 2022

10:15 a.m.

Commissioners' Conference Room
Warren County Courthouse

MEMBERS PRESENT: Edwin W. Atwood, David Miller, Donald C. Saporito, Sr.,

MEMBERS ABSENT: Dennis A. Johnson, Patrick Soliday

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

STENOGRAPHER: Ben Morrow – The Sargent's Group, Johnstown, PA

GUESTS PRESENT: Josh Cotton (Times Observer), Nathaniel Rosenberg,
David Weeber

**10:15 a.m. - Variance: Nathaniel Rosenberg – Reduction in the front yard
minimum setback requirement in an R1-Residential Zoned District – 3190
Pleasant Dr., Warren, PA, Pleasant Township – Tax Parcel ID # WN-007-348300**

Chair David Miller called the meeting to order.

Mr. Miller stated that, presented to the Board for consideration is a request for a Variance by Nathaniel Rosenberg (applicant) of Warren, PA. The property is located in Pleasant Township and is zoned "R1 – Residential." The Tax Parcel Number is WN-007-348300, consisting of 1.03 +/- acres.

Mr. Miller further stated that the issue before the Board is Section 303 "R-1 Residential District," Table 303 "R1-Residential District Lot, Yard & Height Standards." The applicant is requesting a reduction in the front yard minimum setback of 40' to 15', a 62% reduction in the amount of 25'.

Mr. Miller 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: Nathaniel Rosenberg (applicant/property owner), Pleasant Township, and Warren County, represented by Michael Lyon, Deputy Planning Director/Zoning Officer.

No additional individuals wished to be a party to the hearing.

Mr. Miller explained the procedure to be followed during the hearing.

Nathaniel Rosenberg was sworn-in by David Miller. Mr. Rosenberg then gave his presentation regarding the proposal to construct a garage on his property. He described the hardship with the property, which was the reason for requesting the Variance.

Deputy Planning Director/Zoning Officer Michael Lyon gave his statement and pointed out that the 40' setback requirement is due to Pleasant Drive being a state highway and not a municipal road. He directed the Board to their packets and specifically a sight plan showing several drainage ditches. He believes Mr. Rosenberg meets the requirement of a hardship. He sees no impact on the neighborhood. From a zoning aspect, he had no issues and recommended that the Variance be approved.

No other testimony.

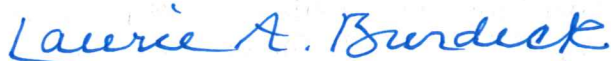
Solicitor Timothy Bevevino, Esq. had no issues with the Variance request.

Edwin Atwood then made a motion, with a second by Donald C. Saporito, Sr., that the Variance request be approved as is. A vote was taken and all were in favor. Motion carried.

The hearing was unanimously adjourned at 10:20 a.m.

Variance granted.

Respectfully submitted,



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WARREN COUNTY ZONING HEARING BOARD MINUTES

Wednesday, July 27, 2022

10:30 a.m.

Commissioners' Conference Room
Warren County Courthouse

MEMBERS PRESENT: Edwin W. Atwood, David Miller, Donald C. Saporito, Sr.,

MEMBERS ABSENT: Dennis A. Johnson, Patrick Soliday

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

STENOGRAPHER: Ben Morrow – The Sargent's Group, Johnstown, PA

GUESTS PRESENT: Josh Cotton (Times Observer), David Weeber

**10:30 a.m. – Special Exception: KDP East Liberty LLC –Drive- In/Thru Restaurant
in a B-Business Zoned District – 2783 Market St., Warren, PA, Conewango
Township – Tax Parcel ID # WN-005-429800 LOT 1A2**

Chair David Miller called the meeting to order.

Mr. Miller stated that, presented to the Board for consideration is a request for a Special Exception by KDP East Liberty LLC (applicant) of Chicago, IL. The property is located in Conewango Township and is zoned "B - Business." The Tax Parcel Number is WN-005-429800, Lot 1A2, consisting of .906 +/- acres.

Mr. Miller further stated that the issue before the Board is Section 307 "B - Business District," requiring a Special Exception for Drive-in/Thru Restaurants.

Mr. Miller 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: Dave Weeber of KDP East Liberty LLC (applicant/property owner), Conewango Township, and Warren County, represented by Michael Lyon, Deputy Planning Director/Zoning Officer.

No additional individuals wished to be a party to the hearing.

Mr. Miller explained the procedure to be followed during the hearing.

Dave Weeber was sworn-in by David Miller. Mr. Weeber then gave his presentation regarding the proposal to construct a Starbucks coffeehouse on the property.

Deputy Planning Director/Zoning Officer Michael Lyon gave his statement and reminded the Board that drive-in/thru restaurants in a "B-Business" District do require a Special Exception. He explained "Special Exception" and further stated that they are a permitted use with the additional blessing of the Zoning Hearing Board and are required because of the traffic involved. He further explained that the lot, Lot1A2 has a subdivision pending that will create a new parcel for the coffeehouse. He sees no issue with this because it is located in the confines of the Warren Commons. From a zoning aspect, he had no issues and recommended that the Special Exception be approved.

No other testimony.

Solicitor Timothy Bevevino, Esq. had no issues with the Special Exception request.

Edwin Atwood then made a motion, with a second by Donald C. Saporito, Sr., to approve the Special Exception request. A vote was taken and all were in favor. Motion carried.

The hearing was unanimously adjourned with a motion by Edwin Atwood and a second by Donald C. Saporito, Sr., at 10:35 a.m. Motion carried.

Special Exception granted.

Respectfully submitted,



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