

# 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

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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 Bevevino 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  
204 Fourth Avenue  
Warren, PA 16365  
814-728-3512  
814-728-3517 (fax)