

WARREN COUNTY ZONING HEARING BOARD
MINUTES

Wednesday, February 16, 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: Shannon Fortsch – The Sargent's Group, Johnstown, PA

GUESTS PRESENT: James Fox

10:00 a.m. - Variance: James Fox – A reduction to the front yard minimum setback in the R1-Residential Zoned District – 13283 Route 6, Clarendon, PA, Mead Township – Tax Parcel ID # WN-861-993600

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 James Fox (applicant) of Clarendon, PA. The property is located in Mead Township and is zoned "R1" – Residential. The Tax Parcel Number is WN-861-993600, consisting of .81 acres.

Mr. Atwood further stated that the issue before the Board is Section 303, Table 303 requiring a minimum front yard setback of 40' (State Highway). The applicant is asking for approval of a 30' reduction to the minimum front yard setback due to challenging topography.

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: James Fox (applicant/property owner), Mead Township, and Warren County, represented by Michael Lyon, Zoning Officer.

James Fox was sworn-in by Ed Atwood and gave his presentation. He would like to construct a 32 X 40 building to store antique cars in and requested a variance to the front yard setback. He described the hardship which prompted him to request the variance.

Michael Lyon presented a map of the property and stated that he had contacted PennDOT regarding the right-of-way. Because of his discussion with PennDOT, Mr. Lyon suggested a 30-foot reduction to the minimum front yard setback due to the challenging topography. He did not receive any opposition to this request. He said from a zoning aspect, there are no issues.

There were no objections and no other evidence.

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 10:08 a.m. with a motion by Dennis Johnson and a second by Donald Saporito. Motion carried.

Variance granted.

Respectfully submitted,

Laurie A. Burdick
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