

WARREN COUNTY ZONING HEARING BOARD
MINUTES

November 16, 2022

10:00 a.m.

Commissioners' Conference Room
Warren County Courthouse

MEMBERS PRESENT: Dennis Johnson, David Miller, Donald C. Saporito, Sr.

MEMBERS ABSENT: Edwin W. Atwood, Patrick Soliday

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

STENOGRAPHER: The Sargent's Group, Johnstown, PA via telephone

GUESTS PRESENT: Loretta Johnson

10:00 a.m. - Variance: Loretta Johnson – a variance to backyard setback requirement in R2-zoned districts – 11 First St., - Tidioute Borough – Tax Parcel ID # TD-274-336100.

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 Loretta Johnson (applicant) of Tidioute, PA & Hermitage, TN. The property is located in Tidioute Borough and is zoned "R2-Residential." The Tax Parcel Number is TD-274-336100 consisting of .28 acres.

Mr. Miller further stated that the issue before the Board is Section 304 "R2-Residential," Table 304 "Lot, Yard, and Height Requirements" requiring a minimum 30' Rear Yard Setback. The applicant is requesting a 25' reduction in the rear yard setback due to excessive slope in the rear yard.

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: Loretta Johnson (applicant/property owner), Tidioute Borough, 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.

Loretta Johnson was sworn-in by David Miller. Mrs. Johnson then gave her presentation regarding the proposal to construct a garage on her property. She described the hardship with the property, which was the reason for requesting the Variance.

Deputy Planning Director/Zoning Officer Michael Lyon explained the fire lane/alley that runs behind Mrs. Johnson's property. He then explained the photographs that he presented to the Board in their packets and described the property. He stated that the construction of the garage will not change the character of the neighborhood and, from a zoning aspect, he had no issues with the request and recommended that the Board approve the 5-foot setback (or 25-foot reduction) that Mrs. Johnson is requesting.

No other testimony and no objectors.

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

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

The hearing was unanimously adjourned at 10:09 a.m. with a motion by Dennis Johnson and a second by Donald C. Saporito, Sr. Motion carried.

Variance granted.

Respectfully submitted,



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