

WARREN COUNTY ZONING HEARING BOARD
MINUTES

July 12, 2023

10:00 a.m.

Commissioners' Conference Room
Warren County Courthouse

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

MEMBERS ABSENT: Dennis 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: Roy Hetrick

10:00 a.m. – Variance: Roy Hetrick – Variance required for placement of accessory structure in a flood zone – 722 Dutchman Run Rd., Clarendon, PA – Mead Township – Tax Parcel #WN-008-662840

Chair David Miller called the meeting to order at 10:00 a.m.

Mr. Miller stated that, presented to the Board for consideration is a request for a Variance by Roy Hetrick (applicant) of Clarendon, PA. The property is located in Mead Township and is zoned "ACR". The Tax Parcel Number is WN-008-662840 consisting of 2.0 acres.

Mr. Miller further stated that the issue before the Board is Section 1118.10.2 Article XI "Accessory Structures" requiring a variance to construct an accessory structure exceeding 200 square feet in a FEMA-defined flood zone.

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: Roy Hetrick, applicant/property owner; Mead Township; and Warren County represented by Michael Lyon, Deputy Planning Director.

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

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

Roy Hetrick was sworn-in by David Miller.

The applicant gave his presentation and stated that he is building a garage less than 600 square feet and explained the flood zone situation.

There were no questions.

Michael Lyon, Deputy Planning Director/Zoning Officer, explained that this is not a typical, traditional variance. It is dictated by FEMA in our Flood Ordinance that any accessory structure exceeding 200 square feet would require a Variance and a Declaration of Non-Conversion. When the hearing is over, the document will be notarized and recorded in the Register & Recorder's Office. From a zoning aspect, he has no issues with it.

There were no questions.

There were no objectors.

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

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

The hearing was unanimously adjourned at 10:06 a.m. with a motion by Ed Atwood and a second by Donald Saporito, Sr.

Variance granted.

Respectfully submitted,



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