

**MUNICIPALITY OF BETHEL PARK**  
**AGENDA**  
**ZONING HEARING BOARD**  
**JANUARY 6, 2026**  
**COUNCIL CHAMBERS**  
**BETHEL PARK MUNICIPAL BUILDING**

A. ROLL CALL

B. APPROVAL OF SUMMARY: 11/03/2025

C. COMMUNICATIONS

- i. Simms Strnisa Court Reporting invoices #090225BPZ dated 11/18/2025 in the amount of \$295, and #110325BPZ dated 11/18/2025 in the amount of \$295 for a total of \$590.
- ii. Steptoe & Johnson invoices #1212139 dated 09/05/2025 in the amount of \$295, #1212140 in the amount of \$649, #1212141 dated 09/05/2025 in the amount of \$472, #1217996 dated 10/09/2025 in the amount of \$541, #1217997 dated 10/09/2025 in the amount of \$1,597.50, and #1217998 dated 10/09/2025 in the amount of \$1,037.90 for a total of \$4,592.40.

D. OLD BUSINESS: None

E. NEW BUSINESS:

i. CASE NO: 2879

NAME: Nathan Ward of Signs N At, LLC on behalf of Holy Smokes and Vapes, LLC

LOCATION: 4846 Library Road

SUBJECT: Use Variance to exceed the 50% of glazing space allowed for window signage and to the design of signage as it relates to communicating information.

ii. CASE NO: 2880

NAME: Clean Express Auto Wash

LOCATION: 5100 Library Road

SUBJECT: Zoning variance to allow for the placement of outdoor vacuum structures along the front face of the building.

F. CITIZEN COMMENTS

G. ADJOURNMENT