

ZONING HEARING BOARD MEETING

SUMMARY

MARCH 2, 2020

The Zoning Hearing Board of Bethel Park came to order at 7:30 p.m.

ROLL CALL: PRESENT: REGAN, STEWART, JANOSIK, KANON
ABSENT: KOCH, WILLETTS
ALSO PRESENT: ROBERT HICKS, DAVID MONTGOMERY, KIM
SIMMS-STRNISA

APPROVAL OF SUMMARY:

1. Mr. Regan asked if there were any changes, additions, corrections and/or deletions to the summary of the January 6, 2020 meeting. Mr. Kanon made a motion to approve the minutes. The motion was seconded by Mr. Janosik. There was no further discussion on the Motion. Roll was called and the Motion passed unanimously.

COMMUNICATIONS:

1. Invoice from Cynthia Simonovitch – A Motion was made by Mr. Janosik to approve invoices received from Cynthia Simonovitch in the amount of \$280.00 for attendance fee for the January 6, 2020 meeting, and \$162.50 for transcripts for cases #2764/#2765. The Motion was seconded by Ms. Stewart. There was no discussion on the Motion. Roll was called and the Motion passed unanimously.
2. Invoice from David Montgomery – A Motion was made by Mr. Janosik to approve invoices received from David Montgomery in the amounts of \$638.00, and \$253.00 for legal fees for the ZHB findings and conclusions. The Motion was seconded by Ms. Stewart. There was no discussion on the Motion. Roll was called and the Motion passed unanimously.

OLD BUSINESS:

Case #2765

APPLICANT: JASON CAMPAGNA

LOCATION: 441 MCMURRAY ROAD

**SUBJECT: VARIANCE FOR A RESTAURANT IN THE C-1 ZONING DISTRICT.
SECTION 69.38.2 (2 WAY AISLE WIDTH)**

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 441 McMurray Road. Current Zoning Classification is C-1 block and lot 668-M-95. Involved Ordinance or Legislative Act: Ord. 7-12-93A Sections: 69.38.2, 69.29.4, 69.29.6, 69.29.1, 69.38.13

Variance Type: Variance for a restaurant in the C-1 zoning district. Several variances on site design requirements: Sections 69.38.2 (2-way aisle width)

The Zoning Hearing Board should grant the following relief: 2-way aisle for parking

Applicant's Petition: To allow for ownership to expand/improve existing store as well as add a coffee shop to community with trail access. We designed all the optimal ways given the confinements of the lot.

Applicant's Arguments: The existing building is in poor physical and visual shape. My goal is to improve the property and add a much-needed service/benefit to the community.

FINDINGS OF FACT:

- The parking lot requirements would also need to be reduced from a 24' aisle way to a 15' aisle on the right side of the building only.

This application was not represented due to lack of information.

There were no proponents in this case.

There were no opponents in this case.

SUMMARY - CASE NO. # 2765

The Zoning Hearing Board voted to continue the variance for the 2-way access aisle at 441 McMurray Road, until the April 6, 2020 meeting.

Case #2766

APPLICANT: MICHAEL LENKNER/ROUTE 88 SELF- STORAGE

LOCATION: 317-G-105 – RIDGEWAY DRIVE

SUBJECT: USE VARIANCE FOR A STORAGE FACILITY IN AN R-3 ZONING DISTRICT SECTION 69.25.1

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 317-B-105 - Ridgeway. Current Zoning Classification is R-3. Involved Ordinance or Legislative Act: Ord. 7-12-93A Sections: 69.25.1

Variance Type: Use variance for a storage facility in an R-3 zoning district.

The Zoning Hearing Board should grant the following relief: We would like to use the R-3 property as a storage facility that is normally, permitted in manufacturing and light industrial district.

Applicant's Petition: Applicant is applying for a use variance for a storage facility in an R-3 zoning district. 88 Self Storage wants to expand their storage units to this property. 3591 will grant an easement for an access to the property from their lot, which is owned by 88 storage.

Applicant's Arguments: The property as it stands is not easily buildable due to the train tracks being so close and the entrance from Ridgeway is not adequate.

This application was represented by Michael Lenkner, 5 Four Coins Drive, Canonsburg, PA 15317.

There were no proponents in this case.

There was one opponent in this case John Melcher, 3551 Ridgeway Dr. He was concerned about how close the structure would be to the property line and how high it will be.

A Motion was made by Mr. Kanon to grant the setback variance for the building with the condition that the M-district zoning requirements will be followed. Along with a 20' landscape buffer and a 6' chain-link privacy fence will be installed and maintained along the R-3 district. The landscape buffer requirements, and the fence location will be determined by the Municipal Engineer. The Motion was seconded by Mr. Janosik. There was no further discussion on the Motion. Roll was called and the Motion passed 3-1.

SUMMARY - CASE NO. # 2766

The Zoning Hearing Board voted to grant the variance to use the R-3 property as a storage facility at Ridgeway Drive (317-G-105). Granted with the condition that the M-district zoning requirements will be followed along with a 20' landscape buffer and a 6' chain-link privacy fence to be installed and maintained along R-3 district.

Case #2767

APPLICANT: TRAVIS CARNAHAN/EVALEE APARTMENTS

LOCATION: 7 DORCHESTER DRIVE

**SUBJECT: SIGN VARIANCE TO ALLOW LARGER LIT SIGNS ON BUILDINGS
SECTION 69.50.1,7**

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 7 Dorchester Drive. Current Zoning Classification is R-5. Involved Ordinance or Legislative Act: Ord. 7-12-93A Sections: 69.50.1,7

Variance Type: Sign variance to allow larger lit signs on the buildings for identification.

The Zoning Hearing Board should grant the following relief: To allow larger lit signs on the buildings for identification.

Applicant's Petition: We are in need of these building signs to allow emergency services to locate the correct building in a more timely fashion. We are also trying our best to put a significant amount of money into the property to increase the property value, in attempts of obtaining a much more elegant look to the property.

Applicant's Arguments: Future residents and sometimes emergency services struggle to find the correct building unless they have been onsite already. By allowing our proposed designs, we will eliminate any question as to which building is what, to give a much safer environment.

FINDINGS OF FACT:

Applicant wants to install three building signs-two on building 1 and one on building 7. The signs will be larger than the ordinance allows, lighted internally and it will be installed on the top of the building for identification. They will be facing a residential zoned district.

This application was represented by Travis Carnahan, 7 Dorchester Drive, Pittsburgh, PA 15241.

There was one proponent in this case Melissa Morrow, 3 Glass St., Carnegie, PA 15106. She was the owner of the sign company. She explained the size and lighting design.

There were no opponents in this case.

A Motion was made by Ms. Stewart to grant the setback variance for the building. The Motion was seconded by Mr. Kanon. There was further discussion on the Motion. Roll was called and the Motion was denied by a 2-2 tie.

SUMMARY - CASE NO. # 2767

The Zoning Hearing Board voted to deny the variance for larger lit signs on the buildings, for identification, at Fort Couch Road, Evalee Apartments.

OTHER: Case #2768

APPLICANT: TRAVIS CARNAHAN/EVALEE APARTMENTS

LOCATION: 7 DORCHESTER DRIVE

SUBJECT: SIGN VARIANCE ALLOWING TWO MONUMENT SIGNS AT THE ENTRANCE OF PROPERTY, SECTION 69.50.5

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 7 Dorchester Drive. Current Zoning Classification is R-5. Involved Ordinance or Legislative Act: Ord. 7-12-93A Sections: 69.50.5

Variance Type: Sign variance

The Zoning Hearing Board should grant the following relief: Allowing two monument signs at the entrance to the property off of Fort Couch Road that are internally illuminated.

Applicant's Petition: With the current monument sign there is very limited visibility to the property when you come up Fort Couch towards Washington due to the T-tracks and various road signs. By allowing an additional sign across the drive. We will have plenty of visibility on Fort Couch coming from Bethel Church and Washington.

Applicant's Arguments: Hardship is the T tracks and road signs that block visibility until you are very near to the entrance of the property. This can be safety issues with future residents making quick turns or hitting breaks harder than they should to make the sudden turn.

This application was represented by Travis Carnahan, 7 Dorchester Drive, Pittsburgh, PA 15241.

There was one proponent in this case Melissa Morrow, 3 Glass St. Carnegie, PA 15106. She was the owner of the sign company. She explained the size and lighting design.

There were no opponents in this case.

A Motion was made by Mr. Janosik to grant the setback variance for the building. The Motion was seconded by Ms. Stewart. There was no further discussion on the Motion. Roll was called and the Motion passed 4-0.

SUMMARY - CASE NO. # 2768

The Zoning Hearing Board voted to grant the variance allowing two monuments signs at the entrance to the property off of Fort Couch Road, Evalee Apartments.

ADJOURNMENT: The meeting was adjourned at 9:10.