

ZONING HEARING BOARD MEETING

SUMMARY

JUNE 1, 2020

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

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

1. Mr. Regan asked if there were any changes, additions, corrections and/or deletions to the summary of the May 4, 2020 meeting. Mr. Willetts made a motion to approve the minutes. The motion was seconded by Mr. Koch. There was no further discussion on the Motion. Roll was called and the Motion passed unanimously.

COMMUNICATIONS:

1. Invoice from Kim Simms-Strnisa – A Motion was made by Mr. Koch to approve an invoice received from Kim Simms-Strnisa in the amount of \$295.00 for attendance fee for the April 6, 2020 meeting, and \$295.00 for the May 6, 2020 meeting. The Motion was seconded by Mr. Janosik. 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. Koch to approve an invoice received from David Montgomery in the amount of \$693.00 for professional fee for the ZHB findings and conclusions. The Motion was seconded by Mr. Janosik. 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
SUBJECT: USE VARIANCE FOR 2-WAY ACCESS AISLE

The applicant has withdrawn his case until further notice.

NEW BUSINESS:

Case #2772

APPLICANT: GIANT OAK WINERY

LOCATION: 6080 LIBRARY ROAD

SUBJECT: USE VARIANCE FOR WINE PRODUCTION AND AGING FACILITY

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 6080 Library Road. Current Zoning Classification is C-1 block and lot 772-J-100. Involved Ordinance or Legislative Act: Ord. 7-12-93A Sections: 69.1

Variance Type: Use for wine production and aging facility.

The Zoning Hearing Board should grant the following relief: Allow wine production and aging facility. See attached narrative.

Applicant's Petition: Requesting a use variance to allow the processing and storage of wine which is not a permitted use in a C-1 District. See attached narrative.

Applicant's Arguments: The 3000 sq. ft. space located at the rear of the building will be more than adequate to support the wine production and storage with little to no impact on the surrounding neighbors. This space was renovated in 2016 so minimal alterations are necessary to allow the new use. See attached narrative.

This application was represented by Lou Siyufy, 140 Sherwood Drive, McMurray, PA 15317.

There were no proponents in this case.

There were no opponents in this case.

A Motion was made by Mr. Koch to grant the permitted use variance for wine aging and production in C-1 District with the condition that there will be no storage on the outside of the building of equipment, tools, or any other material unless they are shielded from street level view. The Motion was seconded by Mr. Janosik. There was no further discussion on the Motion. Roll was called and the Motion passed 4-0.

SUMMARY - CASE NO. # 2772

The Zoning Hearing Board voted to grant the permitted use variance for wine aging and production in C-1 District, with the condition that there will be no storage on the outside of the building of equipment, tools, or any other material unless they are shielded from street level view.

ADJOURNMENT: The meeting was adjourned at 8:15 pm