

ZONING HEARING BOARD MEETING

SUMMARY

OCTOBER 5, 2020

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

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

APPROVAL OF SUMMARY:

1. Mr. Koch asked if there were any changes, additions, corrections and/or deletions to the summary of the September 8, 2020 meeting. Mr. Willetts made a motion to approve the minutes. The motion was seconded by Ms. Stewart. There was no further discussion on the Motion. Roll was called and the Motion passed unanimously.

COMMUNICATIONS:

1. Invoice from David Montgomery – A Motion was made by Mr. Willetts to approve an invoice received from David Montgomery in the amount of \$40 for professional fee 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:

NEW BUSINESS:

Case #2780

APPLICANT: RICHARD SWICK

LOCATION: 4740 HAMILTON ROAD

**SUBJECT: SIDE YARD SET BACK ENCROACHMENT TO ALLOW
ENCROACHMENT OF 1.07' INTO THE 12.5' REQUIRED SET
BACK FOR AN ADDITION OF A 12' GARAGE**

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 4740 Hamilton Road. Current Zoning Classification is R-2. Involved Ordinance or Legislative Act: Ord. 7-12-93A Sections: 69.24.4-2

Dimensional variance: Side yard setback encroachment. Applicant would like to build a 12' x 20' one-story garage on the right side of his home. Currently he has 23'5" to his property line. After building the garage he would have 11' remaining. The property is zoned R-2 which requires 12.5' for

the side yard setback. The neighboring R-3 zone allows 10' for the setback. The applicant provided a letter of approval from his neighbor at 4730 Hamilton Road – Ronald Reynolds.

The Zoning Hearing Board should grant the following relief: Request side yard setback variance to allow encroachment of 1.07' into the 12.5' required setback for an addition of a 12' garage.

Applicant's Petition: My home has only (1) small integral garage that is very small only 10' x 20' and useable space is further diminished by home chimney. Only smallest cars can be parked. My SUV does not fit. I have 2 cars. Garage will be used to store my vehicle and tools enclosed and safe keeping a clean neat front yard. Functional and will add to curb appeal and resale. (See attached letter)

Applicant's Arguments: Side set back presently will not allow a sufficient size garage to park my SUV or most of the newer vehicles. Additional storage will allow me to park both vehicles in garages out of elements and ready for quick response and will preserve vehicles.

This application was represented by Richard Swick, 4740 Hamilton Road, Pittsburgh, PA 15236.

There were no proponents in this case.

There were no opponents in this case.

A Motion was made by Mr. Janosik to grant the dimensional side yard setback variance. The Motion was seconded by Ms. Stewart. There was no further discussion on the Motion. Roll was called and the Motion passed 5-0.

SUMMARY - CASE NO. # 2780

The Zoning Hearing Board voted to grant a dimensional side yard setback variance to allow encroachment of 1.5' into the 12.5' required setback for an addition of a 12' garage, at 4740 Hamilton Road.

Case #2771

APPLICANT: BENNY ULLOA/EMILIANO'S MEXICAN RESTAURANT

LOCATION: 4607 LIBRARY ROAD SUITE #230

**SUBJECT: DIMENSIONAL WINDOW DECALS WITH THE WORDS "TACOS",
"FAHITAS" ETC ON STOREFRONT WINDOWS**

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 4607 Library Road, Suite #230. Current Zoning Classification is C-2. Involved Ordinance or Legislative Act: Ord. 7-12-93A Sections: 69.51.1.8

Dimensional variance: Applicant would like to install window signs on the exterior of the windows with the words tacos, fajitas, margaritas, etc. Along with an additional information sign with the restaurant hours on the second entrance. The applicant feels these decals would be beneficial for advertising his business. The ordinance only allows 1 information sign per lot. Currently he has 1 informational sign on the entrance with the business hours.

The Zoning Hearing Board should grant the following relief: To allow Emiliano's to place window decals with the words "tacos", "fajitas", etc. on storefront windows. Examples of these decals are shown on pictures provided.

Applicant's Petition: The window decals are professionally designed and installed by experts in the trade. These decals are far from being an "eye sore" and are aesthetically pleasing and inviting for the customer to come in and try the restaurant. None of the decals includes the name of establishment; therefore, we feel they should not be considered part of the signage space.

Applicant's Arguments: The prior tenant did not make it a priority to comply with signage rules. We do not feel the window decals affect drastically the overall look and feel of center, at least not negatively.

This application was represented by Benny Ulloa, 4607 Library Road, Suite #230, Bethel Park, PA 15102.

There were no proponents in this case.

There were no opponents in this case.

A Motion was made by Mr. Willetts to grant a dimensional variance with the condition: that the installation of horizontal signage will not exceed 20% window coverage, and a 2nd informational hour sign is allowed. The Motion was seconded by Mr. Kanon. There was no further discussion on the Motion. Roll was called and the Motion passed 5-0.

SUMMARY - CASE NO. # 2771

The Zoning Hearing Board voted to grant a dimensional variance to allow installation of horizontal outdoor window signage that is not to exceed 20% of the window coverage, and installation of a 2nd informational hours sign, at 4607 Library Road.

ADJOURNMENT: The meeting was adjourned at 8:00 pm.