

ZONING HEARING BOARD MEETING

SUMMARY

NOVEMBER 2, 2020

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

ROLL CALL: PRESENT: REGAN, WILLETTS, JANOSIK, KANON
ABSENT: KOCH, STEWART
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 October 5, 2020 meeting. Mr. Willetts 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 Kim Simms-Strnisa – A Motion was made by Mr. Willetts to approve invoices received from Kim Simms-Strnisa in the amounts of \$375, and \$225 for attendance fee for the September 8, 2020 meeting, and October 5, 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. Willetts to approve an invoice received from David Montgomery in the amount of \$176 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.
3. A Motion was made by Mr. Willetts to approve the 2021 Zoning Hearing Board dates. The Motion was seconded by Mr. Janosik. There was no further discussion on the Motion. Roll was called and the Motion passed 4-0.

OLD BUSINESS:

NEW BUSINESS:

Case #2781

APPLICANT: CHRISTINE ELEK
LOCATION: 341 MARSHALL ROAD
SUBJECT: DIMENSIONAL VARIANCE REQUIREMENT FOR ½ ACRE (21,870
SQ. FT.) AND WIDTH AT BUILDING 100 FEET

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 341 Marshall Road. Current Zoning Classification is R-1. Involved Ordinance or Legislative Act: Ord. 7-12-93A Sections: 69.23.3

Variance Type: Dimensional variance

Dimensional variance to allow existing lot to be divided into 2 lots thus providing a separate buildable lot. The current lot is 23,012 sq. ft. The lot area requirement for an R-1 is 21,870 sq. ft. with a lot width at the building of 100'. The R-1 setback requirements are: front yard-50', side yards-20', and rear yards-50'. The applicant stated that the yard is too big for her take care of and would like to subdivide and sell the other half to the Mancuso's to build on.

The Zoning Hearing Board should grant the following relief: I would like to divide the lot into two separate lots. I would keep the half upon which my house is built and have the ability to sell the uninhabited half.

Applicant's Petition: It is difficult for me to maintain the property as one half of my current lot is uninhabited. I would like to sell this half of my current lot in order to allow another home to be built. If this takes place, the uninhabited lot will look better and this lot as well as the one my home is on, will appear more like the look of all the non-confirming lots surrounding my own. The lots beside, behind, in front of and behind my own are smaller than mine. I also feel that development of this area will increase the aesthetic appearance of my neighborhood.

Applicant's Arguments: N/A

This application was represented by Christine Elek, 341 Marshall Road, Bethel Park, PA 15102.

There were two proponents in this case Dan & Debbie Mancuso, 144 Meadowbrook Drive, Bethel Park, PA 15102. They would like to purchase the lot to build a new patio home on it.

There were no opponents in this case.

The zoning hearing board felt that this matter should go before the planning commission first, for a subdivision, and then back to the zoning hearing board for any necessary variances.

A Motion was made by Mr. Kanon to table the dimensional variance. 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. # 2781

The Zoning Hearing Board voted to table the dimensional variance requirement for ½ acre (21,870 sq.ft.) lot size and relief from width of building line of 100 ft., until further notice, at 341 Marshall Road.

Case #2782

APPLICANT: JOHN LIOKAREAS

LOCATION: 567-K-111 – PROGRESS COURT

SUBJECT: DIMENSIONAL FRONT YARD SETBACK

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 567-K-111 – Progress Court. Current Zoning Classification is. Involved Ordinance or Legislative Act: Ord. 7-12-93A Sections: 69.33.3.1

Variance Type: Dimensional variance to allow reduction of the required 50' front yard setback.

The applicant would like to build a new metal building that would encroach into the 50' front yard setback on a portion of the front left corner of the proposed building. This would reduce the setback to 36'.

The Zoning Hearing Board should grant the following relief: The owner wishes to reduce the front yard setback to match the neighboring property.

Applicant's Petition: The property owner is looking to construct a new metal building on this lot. The requested variance would match the neighboring building and be consistent with the neighborhood.

Applicant's Arguments: The property is located at the end of a cul-de-sac, with a variable row width. The requested variance would allow for the building to be constructed in line with the neighboring building. Without the variance the building would be setback which would require additional grading at the rear of the lot.

This application was represented by Chris Hamm from KDH, 593 Rugh Street, Greensburg, PA 15610 who presented the case along with Justin Jones of Liokareas Construction Company. The reason for the reduction is due to the curvature of the road. It only affects a portion of the building.

There were no proponents in this case.

There were no opponents in this case.

A Motion was made by Mr. Willetts to grant the dimensional front yard setback variance. 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. # 2780

The Zoning Hearing Board voted to grant the dimensional variance to for the 50' front yard setback to be reduced to 36', at 567-K-111 – Progress Court.

ADJOURNMENT: The meeting was adjourned at 8:00 p.m.