

# **ZONING HEARING BOARD MEETING**

## **SUMMARY**

**DECEMBER 7, 2020**

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

**ROLL CALL:**           PRESENT:  
                          ABSENT:  
                          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 November 2, 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. \_\_\_\_\_ to approve invoices received from Kim Simms-Strnisa in the amount of \$\_\_\_\_\_ for attendance fee for the November 2, 2020 meeting. The Motion was seconded by Mr. \_\_\_\_\_. 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. \_\_\_\_\_ 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. \_\_\_\_\_. There was no discussion on the Motion. Roll was called and the Motion passed unanimously.

### **OLD BUSINESS:**

### **NEW BUSINESS:**

Case #2783

**APPLICANT: PENN COVE GROUP CAPITAL**  
**LOCATION: 3001 COOL SPRINGS DRIVE (316-E-10)**  
**SUBJECT: DIMENSIONAL VARIANCE**

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 3001 Cool Springs Drive, 316-E-10. Current Zoning Classification is R-T. Involved Ordinance or Legislative Act: Ord. 7-12-93A Sections: 69.28.2,3,3,4,5,8,9

Variance Type: Dimensional variance for townhouse development

The Zoning Hearing Board should grant the following relief: Relief from the height requirement of not to exceed 33.5 ft. to 40 ft. Relief from the minimum lot size and width from 1 acre and 150 ft. to 0.25 acre and 100 ft. Relief from the minimum front yard for townhouses of 25 ft. to 5 ft. Relief from the maximum lot coverage of 15% to 32%. Relief from the continuity breaks in the townhouses from 5 ft. to 2 ft. Relief from the 20 ft. buffer when abutting a R-1, R-2, or R-3 property (see additional information letter provided for additional descriptions of requests).

Applicant's Petition: See additional information letter provided.

Applicant's Arguments: The property is located within a parcel that is located at the corner of Hamilton Road and Baptist Road which is irregularly shaped and narrow. The parcel is also abutted by a driving range, and stream and wetlands, which constrain the site. These constraints require certain offsets to be held thus reducing the overall developable area of the site. Please refer to additional information letter provided.

This application was represented by Bill Limpert, Penn Cove Group Capital, 11 Stanwix Street, Floor 12, Pittsburgh, PA 15222.

There were no proponents in this case.

There were no opponents in this case.

A Motion was made by Mr. \_\_\_\_\_ to grant the dimensional variance for townhouse development. The Motion was seconded by Mr. \_\_\_\_\_. There was no further discussion on the Motion. Roll was called and the Motion passed 4-0.

#### **SUMMARY - CASE NO. # 2683**

The Zoning Hearing Board voted to grant the dimensional variance requirement for townhouse development, at 3001 Cool Springs Drive, 316-E-10.

**ADJOURNMENT:** The meeting was adjourned at