

# **ZONING HEARING BOARD MEETING**

## **SUMMARY**

**FEBRUARY 1, 2021**

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

**ROLL CALL:** PRESENT: KOCH, REGAN, WILLETTS, STEWART, JANOSIK  
ABSENT: KANON  
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 4, 2021 meeting. Mr. Koch 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 Kim Simms-Strnisa – A Motion was made by Mr. Koch to approve invoice received from Kim Simms-Strnisa in the amount of \$450.00 for attendance fee for the January 4, 2021 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 \$880.00 for professional fees 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. Voting of Board members:

A Motion was made by Mr. Koch to approve the zoning hearing board officers. The Motion was seconded by Ms. Stewart. There was no further discussion on the Motion. Roll was called and the Motion passed 5-0.

Chairman: Mr. Regan  
Vice Chairman: Mr. Koch  
3<sup>rd</sup> ZHB Officer: Mrs. Stewart  
4<sup>th</sup> ZHB Officer: Mr. Willetts  
5<sup>th</sup> ZHB Officer: Mr. Janosik  
Alternate: Mr. Kanon

**OLD 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: Six (6) dimensional variance requests to construct 15 townhouse buildings for a total of sixty-seven (67) single family units.

The applicant redesigned the townhouse development, reducing the number of townhouses from sixty-seven (67) to sixty-five (65). The applicant stated that the project would not be worthwhile if they had to reduce the number of townhomes any less than sixty-five (65). The 20' buffer variance was no longer necessary. They added 18 visitor parking spaces.

The Zoning Hearing Board should grant the following relief: Relief from the height requirement of not to exceed 335 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 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 Alice Mitinger, Attorney, 625 Liberty Avenue, Pittsburgh, PA 15222; Bill Limpert, Penn Cove Group Capital, 11 Stanwix Street, Floor 12, Pittsburgh, PA 15222; and Bill Moldovan, Baldwin, PA 15025.

There were no proponents in this case.

There were no opponents in this case.

A Motion was made by Mr. Koch to approve the dimensional variance for townhouse development. The Motion was seconded by Mr. Janosik. There was no further discussion on the Motion. Roll was called and the Motion passed 4-1. Mr. Koch, Mr. Regan, Mr. Willetts, and Mr. Janosik voting in favor of, Ms. Stewart voting against.

**SUMMARY - CASE NO. # 2683**

The Zoning Hearing Board voted to grant the revised dimensional variances for townhouse plan development at 3001 Cool Springs Drive, 316-E-10 as follows:

- 1) **Variance from Chapter 69, Section 28.3.3, Lot area: Townhouse dwelling; One acre, and a minimum lot width of 150 feet at the building line:** Applicant requests a lot width variance to permit lot widths of one-hundred (100) foot at the building line for lots 3,4,5,6,7,8,9,13, and 14 and the lot size variance request of less than one (1) acre would be for all the lots/parcels within the development.
- 2) **Variance from Chapter 69, Section 28.4.1, Front yard setback; 25 feet:** Applicant requests variance to permit a front yard setback of eighteen (10) feet for lot 15 and nine (9) feet for lot 13.
- 3) **Variance from Chapter 69, Section 28.4.3, Rear Yard Setback; 30 feet:** Applicant requests variance to permit a rear yard setback of eighteen (18) feet for lots 1,2,3,4,5, and 13.
- 4) **Variance from Chapter 69, Section 28.5, Percentage of lot coverage; 15%:** Applicant is requesting variance to permit lot coverage up to 38% for all lots/parcels within the development, with the exception of lots 8 and 12.
- 5) **Variance from Chapter 69, Section 28.8, Breaks in continuity shall not be less than five (5) feet:** Applicant request variance to reduce the breaks in continuity down to two (2) feet.

**NEW BUSINESS:**

Case #2785

**APPLICANT: JAMES A. JENKINS**

**LOCATION: 5658 KINGS SCHOOL ROAD EAST**

**SUBJECT: DIMENSIONAL VARIANCE**

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 5658 Kings School Road East. Current Zoning Classification is R-1. Involved Ordinance or Legislative Act: Ord. 7-12-93A Sections: 69.8.2

Variance Type: Dimensional variance for garage in rear yard.

Dimensional variance to build a 1650 sq. ft. garage in an R-1 district. Variance from Chapter 69.23.1.7.b – Permitted uses and 69.8.2 Definitions. Detached garages for residential use with approved driveways shall not exceed 1,000 sq. ft.

The Zoning Hearing Board should grant the following relief: We are requesting a variance to construct a garage in our rear yard of 1680 sq. ft. 56' x 30' Morton Building. The ordinance allows 1000 sq. ft. for a detached garage in the R-1 Zoning District. I presented this project to the Municipality and our storm water management plan was reviewed and modified as required and approved by the Municipality with the 1680 sq. ft. building.

Applicant's Petition: I am a lifelong resident of Bethel Park (60+ years) and have been living at this address since 2008. We plan on retiring here as well. The property is zoned R-1 and the minimum lot size is ½ acre and our property is almost 1.5 acres (nearly 3 times the minimum lot size) and is heavily wooded and secluded. The proposed garage will be used to store 2 antique firetrucks and an antique

pickup truck for my personal use in retirement. Due to the topography of my lot, I am extremely limited on where the garage can be built and the location I am proposing, is the least obtrusive location and will be barely visible by my neighbors or from the street. If I were to build the garage under the current ordinances, the side view would be the same and I am proposing to expand the width of the building by 10 ft. I have already received approval on our storm water management plan by the Municipality for the proposed size building.

**Applicant's Arguments:**

This application was represented by Jim Jenkins, 5658 Kings School Road East, Bethel Park, PA 15102.

Mr. Jenkins has two large fire trucks and an antique pick-up truck that he would like to store in the proposed building. He is willing to install trees to help conceal the building and pick a color that would help it blend into the property.

There were no proponents in this case.

There were five opponents in this case: Nathan & Mary Chaffin, 5662 Kings School Road. The Chaffins stated that the property is not that secluded, tree limbs start at 20' up and the building would be an eye sore from their property. They presented pictures of their adjoining property. John & Patricia Warrick, 5667 Kings School Road. They claimed that the building looks like a commercial building in the industrial park. Andy & Carolyn Cornelius, 1246 Plantation Drive. They claimed the proposed building would be an eyesore that would be seen from their property. Paul & Mary Ernst, 4111 Jasmine Drive. They were concerned about the water management and excessive weight on possible mines. Paul & Patricia Colella, 4107 Jasmine Drive. They were opposed.

Mr. Jenkins said he would be willing to reduce the size of the building to 1152 sq. ft. if it was necessary. Mr. Jenkins requested that the board table his variance request until next month to give him a chance to meet with his neighbors and come up with conditions that would make the proposed building acceptable to the neighborhood.

A Motion was made by Mr. Janosik to table the dimensional variance to construct a garage in the rear yard of 1680 sq. ft. (56' x 30') until the March 1, 2021 meeting. The Motion was seconded by Mr. Koch. There was no further discussion on the Motion. Roll was called and the Motion passed 5-0.

**SUMMARY - CASE NO. # 2685**

The Zoning Hearing Board voted to table the dimensional variance to construct a garage in the rear yard of 1680 sq. ft. (56' x 30') until the March 1, 2021 meeting.

**ADJOURNMENT:** The meeting was adjourned at 9:30 p.m.