

ZONING HEARING BOARD MEETING

SUMMARY

MARCH 1, 2021

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

APPROVAL OF SUMMARY:

1. Mr. Regan asked if there were any changes, additions, corrections and/or deletions to the summary of the February 1, 2021 meeting. Mr. Willets 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. Koch to approve invoice received from Kim Simms-Strnisa in the amount of \$300.00 for attendance fee for the February 1, 2021 meeting. The Motion was seconded by Mr. Regan. 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 \$385.00 for professional fees for the ZHB findings and conclusions. The Motion was seconded by Mr. Regan. There was no discussion on the Motion. Roll was called and the Motion passed unanimously.

OLD 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 four opponents in this case: Nathan & Mary Chaffin, 5662 Kings School Road. The Chaffins stated 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 & Patricia Colella, 4107 Jasmine Drive. Building of that size would be an eyesore and lower their property value.

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.

Mr. Jenkins reduced the size of the garage from 1650 sf. to 1440 sf. He also proposed to landscape the side of the garage that faced 5662 Kings School Rd. with evergreen bushes and shrubs. And to make the colors of the building weathered wood and tan with a grey stone wainscoting.

A Motion was made by Mr. Koch to grant the dimensional variance to construct a garage in the rear yard of 1680 sq. ft. (56' x 30'). The Motion was seconded by Mr. Willetts. There was no further

discussion on the Motion. Roll was called and the Motion was denied 4-0 by Mr. Koch, Mr. Regan, Mr. Willetts, and Mr. Janosik.

SUMMARY - CASE NO. # 2685

The Zoning Hearing Board denied the dimensional variance to construct a garage in the rear yard of 1680 sq. ft. (56' x 30' at 5658 Kings School Road.

NEW BUSINESS:

Case #2787

APPLICANT: ADVANCE SIGN COMPANY

LOCATION: 1000 HIGBEE DRIVE

SUBJECT: DIMENSIONAL VARIANCE

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 1000 Higbee Drive, block and lot 392-R-50. Current Zoning Classification is C-2. Involved Ordinance or Legislative Act: Ord. 7-12-93A Sections: 69.51.1.2

Variance Type: Dimensional variance for (2) business identification signs facing Higbee and Paxton.

The Zoning Hearing Board should grant the following relief: Dimensional variance request to erect (2) non-illuminated aluminum wall signs for the purpose of business identification for Highpoint Fitness. The proposed sign on the side elevation facing Paxton Drive is 102 sq. ft., including the lettering and logo. The proposed sign on the front elevation facing Higbee Drive is 95 sq. ft., including the lettering and logo.

Applicant's Petition: There were previously signs mounted in the same locations to notify the public of the fitness center's location within the building. Ownership has changed, so new signs are necessary to let the public know that the fitness center is still available to take advantage of for their wellness.

Applicant's Arguments: The current signage of the building takes up the square footage allowed by the Zoning Ordinance. A variance is required to add any additional signage to the building walls.

This application was represented by Jim Haduch, 1010 Saw Mill Run Blvd., Pittsburgh, PA 15226 and John Carberry, 5782 Clark Ave., Bethel Park, PA 15102.

The owners of the High Point Fitness would like to add 2 additional business identification signs located above their current business wall. The need for the height is so the signs can be seen from the lower road ways.

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 to erect (2) non-illuminated wall signs for the purpose of business identification for Highpoint Fitness. 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. # 2687

The Zoning Hearing Board voted to grant the dimensional variance to erect (2) non-illuminated wall signs for the purpose of business identification for Highpoint Fitness, at 1000 Higbee Drive. The proposed sign on the side elevation facing Paxton Drive is 102 sq. ft., including the lettering and logo. The proposed sign on the front elevation facing Higbee Drive is 95 sq. ft., including the lettering and logo.

ADJOURNMENT: The meeting was adjourned at 8:53.