

ZONING HEARING BOARD MEETING

SUMMARY

July 7, 2021

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

ROLL CALL: PRESENT: REGAN, KOCH, WILLETTS, STEWART, JANOSIK, KANON
ALSO PRESENT: JEFFREY WINKLE, VINCE KELLY, 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 June 7, 2021 meeting. Mr. Koch made a motion to approve the minutes as revised. 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. Willetts to approve invoice received from Kim Simms-Strnisa in the amount of \$375 for attendance fee for the June 7, 2021 meeting. The Motion was seconded by Mr. Koch. 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 \$539 for professional fees for the ZHB findings and conclusions. The Motion was seconded by Mr. Koch. There was no discussion on the Motion. Roll was called and the Motion passed unanimously.

OLD BUSINESS:

Case #2794

APPLICANT: BEN MORRIS

LOCATION: 4331 OVERHILL ST

**SUBJECT: DIMENSIONAL VARIANCE OF AN EIGHT (8) FT HIGH PRIVACY
FENCE WITHIN THE FRONT YARD SET BACK ON A CORNER
LOT IN THE R-3 RESIDENTIAL ZONING DISTRICT.**

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 4331 Overhill Street. Current Zoning Classification is R-3. Involved Ordinance or Legislative Act: Ord. 7-12-93A Sections: 69.25.1.7.c.ii

Variance Type: Dimensional variance request of an eight (8) foot high privacy fence within the front yard setback on a corner lot.

Applicant's Petition: Ben Morris, who is the property owner. Presented at the June 7th 2021 ZHB meeting and discussed grading of lot to reduce fence height from 8 foot down to 6 foot and move fence away from the street. Originally requested an 8 ft high fence but is revising request for a 6 ft high fence.

Applicant's Arguments: Would like some privacy for family in rear yard. Submitting letter from an engineer that project is possible. Pursuant to last month's meeting Mr. Morris spoke with neighbors and is submitting signature sheet with names. Also has worked out an agreement with previous opponent of project Kathleen Fortier and she has signed the letter having no issues with fence.

Tony Morales, neighbor at 4430 Overhill Street doesn't see any issues with fence or character of neighborhood.

There were no opponents in this case:

A Motion was made by Mr. Willetts to approve a six (6) foot high privacy fence along property line subject to applicant meeting all Municipal requirements for grading and permitting. The Motion was seconded by Ms. Stewart. Discussion on motion. Mr. Willetts added to motion that the applicant shall not build fence past the front face of home along Overhill Street. Ms. Stewart seconded the amended motion. Mr. Janosik recused himself from the decision, so Mr. Kanon was voting member on case. Roll was called and the Motion passed 5-0.

SUMMARY - CASE NO. # 2794

The Zoning Hearing Board voted to grant the dimensional variance for a six (6) foot high privacy fence along property line on the Val Street side of home not to encroach past the front of the building face at 4331 Overhill Street.

NEW BUSINESS:

Case #2799

APPLICANT: MIKE LENKNER W/150 HILLSIDE DRIVE PARTNERS, LP

LOCATION: 150 HILLSIDE DRIVE

SUBJECT: DIMENSIONAL VARIANCE TO REQUEST FIVE (5) FOOT REAR YARD SETBACK

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 150 Hillside Drive. Current Zoning Classification is M- Manufacturing. Involved Ordinance or Legislative Act: Ord. 7-12-93A Sections: 69.33.3.2

Variance Type: Dimensional variance request for five (5) foot rear yard setback.

Applicant's Petition: Mike Lenkner representing 150 Hillside Drive Partners, LP presented proposed building plan showing the proposed building with a five (5) foot rear yard setback and provided an existing survey plan showing the current building setback along a portion of the rear yard at five (5) foot setback.

Applicant's Arguments: The existing building has a five (5) foot setback along a portion of the rear yard setback so the character of the area does not change with the new building. The cell tower on lot behind has access to the site via easements.

There were no proponents in this case.

There were no opponents in this case:

A Motion was made by Mr. Willetts to approve the variance as presented. 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. # 2799

The Zoning Hearing Board voted to grant the dimensional variance to request a five (5) foot rear yard setback at 150 Hillside Drive.

Case #2800

APPLICANT: GIAN WEMYSS W/4800 CAPITAL INVESTMENTS

LOCATION: 4800 LIBRARY ROAD

SUBJECT: DIMENSIONAL VARIANCE TO GRANT RELIEF FROM BUFFER YARD REQUIREMENTS FOR SIDE AND REAR YARDS.

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 4800 Library Road. Current Zoning Classification is C-1 Commercial. Involved Ordinance or Legislative Act: Ord. 7-12-93A Sections: 69.29.4.2 and 69.29.4.3

Variance Type: Dimensional variance request for relief from buffer yard requirements in the side and rear yards.

This application was presented by Gian Wemyss. After discussion on matter with the Zoning Hearing Board the applicant agreed to a continuance for application.

There were no proponents in this case.

There were no opponents in this case.

A Motion was made by Mr. Koch to table the variance request. The Motion was seconded by Mr. Willetts. There was no further discussion on the Motion. Roll was called and the Motion passed 5-0.

SUMMARY - CASE NO. # 2800

The Zoning Hearing Board tabled this dimensional variance until the August 2, 2021 meeting.

ADJOURNMENT: The meeting was adjourned at 9:00 pm.