

ZONING HEARING BOARD MEETING

SUMMARY

August 2, 2021

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

ROLL CALL: PRESENT: REGAN, WILLETTS, 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 July 6, 2021 meeting. Mr. Willetts made a motion to approve the minutes as revised. The motion was seconded by Mr. Kanon. 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 \$300 for attendance fee for the July 6, 2021 meeting. The Motion was seconded by Mr. Kanon. 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 \$435 for professional fees for the ZHB findings and conclusions. The Motion was seconded by Mr. Kanon. There was no discussion on the Motion. Roll was called and the Motion passed unanimously.

OLD BUSINESS:

NEW BUSINESS:

Case #2801:

APPLICANT: Karen S. Bonaso of KSB Investors and JAB Jewelry
LOCATION: 531 McMurray Rd
SUBJECT: USE VARIANCE TO PERMIT A RETAIL ACCESSORY USE AS A
NONCONFORMING USE AND TO PERMIT THE RETAIL
ACCESSORY USE TO BE GREATER THAN 10% OF THE GROSS
FLOOR AREA SIZE OF THE PRINCIPAL USE

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 531 McMurray Rd. Current Zoning Classification is R-3. Involved Ordinance or Legislative Act: Ord. 7-12-93A Sections: 69.8.2 and 69.25.1.7

Variance Type: Use variance request to permit retail accessory use as a non-conforming use and to permit the retail use to be greater than 10% of the gross floor area of the principal use.

Applicant's Petition: Joe and Karen Bonaso presented their case, along with Kirk Pyros of KB Builders. They proposed to keep the same non-conforming use of manufacturing and add an accessory retail space of 25%, whereas only 10% is allowed.

Applicant's Arguments: The current business has been an industrial machine shop for decades. Applicants want to maintain its current use but on a much lighter scale. They are a custom jewelry studio that designs and makes, so the scale of equipment is much smaller and much cleaner. The aesthetics of the property will also greatly improve with an upscale retail jewelry studio.

There were no opponents in this case.
There was one proponent in this case:

- **Bill Hensler** – 510 McMurray Rd, Bethel Park
Concerned about the gravel parking lot in the rear turning into a dump site – would like a barrier or screening installed that would deter people from stopping there.

A motion was made by Mr. Kanon to approve the extension of the retail accessory use for the new non-conforming use with the condition that the size of the new retail space will not exceed the area that was presented on the sketch of the proposed show room space of 58' 4" x 33' 3", that is equal to 1940 square feet. The motion was seconded by Mr. Willetts. Roll was called and the motion passed unanimously.

ADJOURNMENT: The meeting was adjourned at 8:20 pm.