

ZONING HEARING BOARD MEETING

SUMMARY

September 7, 2021

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

ROLL CALL: PRESENT: REGAN, KOCH, WILLETTS, JANOSIK, KANON

ALSO PRESENT: JEFFREY WINKLE, VINCE KELLY, DAVID MONTGOMERY (virtual), JEANNE MANKO (stenographer)

APPROVAL OF SUMMARY:

1. Mr. Regan asked if there were any changes, additions, corrections and/or deletions to the summary of the August 2, 2021 meeting. Mr. Willets made a motion to approve the minutes summary. 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. Willetts to approve invoice received from Kim Simms-Strnisa in the amount of \$225 for attendance fee for the August 2, 2021 meeting. The Motion was seconded by Mr. Koch. 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 \$307 for professional services. The Motion was seconded by Mr. Koch. There was no discussion on the Motion. The motion passed unanimously.

NEW BUSINESS:

CASE NO. # 2802

APPLICANT: PENN COVE GROUP CAPITAL

LOCATION: 3001 COOL SPRINGS DRIVE

SUBJECT: USE VARIANCE TO PERMIT A DAYCARE FACILITY TO BE LOCATED IN THE EXISTING RECREATIONAL BUILDING IN THE R-3 RESIDENTIAL ZONING DISTRICT

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The property involved is 3001 Cool Springs Drive. Current Zoning Classification is R-3 Residential. Involved Ordinance or Legislative Act: Ord. 7-12-93A Sections: 69.32.1

Variance Type: Use variance request to allow a daycare facility in the R-3 zoning district.

Applicant's Petition: Alice Mitinger, Ellie Sherman, Bill Limpert and Bill Moldovan representing Penn Cove group Capital and Kiddie Academy represented the application.

Applicant's Arguments: The whole site was originally granted a use variance. The proposed daycare nature of the use would be consistent with the current uses of the existing facility. The proposed use will provide an outdoor play area and screening and buffering will be installed to reduce sound and visuals. The proposed daycare will be Kiddie Academy. Drop off area will be constructed. Hours of operations would generally be Monday – Friday 6:00 am to 6:30 typical. Ages 6 weeks to 5 years old being cared for.

There were no proponents in this case.

There were no opponents in this case:

A Motion was made by Mr. Koch to approve the variance subject to the hours of operation generally to be 6:00 am to 6:30 pm and provide landscaping that was described around the play area and near the residential properties. 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. # 2802

The Zoning Hearing Board voted to grant the use variance request 5-0.

CASE NO. # 2803

APPLICANT: EVALEE APARTMENTS

LOCATION: 7 DORCHESTER DRIVE

**SUBJECT: DIMENSIONAL VARIANCE TO WAIVER THE PARKING REQUIREMENTS
BASED ON A RETURN TO THE ORIGINAL NUMBER OF DWELLING UNITS
IN THE R-5 MULTIPLE FAMILY DISTRICT**

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The property involved is the Evalee Apartments complex, 7 Dorchester Drive. Current Zoning Classification is R-5 Multifamily residential. Involved Ordinance or Legislative Act: Ord. 7-12-93A Sections: 69.40.1.1.b

Variance Type: Dimensional variance request for a waiver from the parking requirements.

Applicant's Petition: Duncan Nickles, Redcon Engineering and Cameron Lowe representing the Evalee Apartments, presented application.

Applicant's Arguments: Buildings built in 70's and changes made overtime. Plan is to revert back to the original configuration with conversion of some common areas and two bedroom units back to one bedroom units to for six new units. Four two bedrooms will now be eight one bedroom units. This would total the 323 units which was the original approved number. To meet the required parking by current ordinance there would need to be 99 new spaces added which is not feasible at current site.

There were no proponents in this case.

There were no opponents in this case:

A Motion was made by Mr. Kanon to approve the variance as submitted. 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. # 2803

The Zoning Hearing Board voted to grant the dimensional variance request 5-0

Board discussed taking both following applications at same time due to applicant being same for each, Bethel Park School District.

CASE NO. # 2804:

APPLICANT: BETHEL PARK SCHOOL DISTRICT

LOCATION: 301 CHURCH RD

SUBJECT: DIMENSIONAL VARIANCE TO PERMIT AN ILLUMINATED ELECTRONIC MESSAGE SIGN TO REPLACE THE EXISTING LETTERBOARD MARQUEE LOCATED IN THE CONSERVATION ZONING DISTRICT

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The property involved is 301 Church Road. Current Zoning Classification is CD – Conservation District. Involved Ordinance or Legislative Act: Ord. 7-12-93A Sections: 69.50.1.5, 69.50.1.7, 69.50.1.8

Variance Type: Dimensional variance request for an illuminated electronic message sign.

Applicant's Petition: Nick Fierst, Director Building and Grounds representing Bethel Park School District presented proposed plans showing the proposed signs

Applicant's Arguments: Sign at 2807 in need of maintenance. Proposed signs will be owned and controlled by the school district. New signs larger and illuminated will help school district communicate with the district and community. Sign at 301 Church Road may have the state champions section.

There were no proponents in this case.

There were no opponents in this case:

A Motion was made by Mr. Koch to approve the variance as presented. The Motion was seconded by Mr. Janosik. There was no further discussion on the Motion. Roll was called and the Motion failed with 1 vote in favor and 4 votes opposed.

SUMMARY - CASE NO. # 2804

The Zoning Hearing Board voted to deny the dimensional variance request 4-1 with Mr. Janosik voting yes and remaining members voting no.

CASE NO. # 2805:

APPLICANT: BETHEL PARK SCHOOL DISTRICT

LOCATION: 2807 BETHEL CHURCH RD

**SUBJECT: DIMENSIONAL VARIANCE TO PERMIT AN ILLUMINATED ELECTRONIC
MESSAGE SIGN TO REPLACE THE EXISTING LETTERBOARD MARQUEE
LOCATED IN THE R-3 RESIDENTIAL ZONING DISTRICT**

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The property involved is 2807 Bethel Church Road. Current Zoning Classification is R-3 Residential District. Involved Ordinance or Legislative Act: Ord. 7-12-93A Sections: 69.50.1.5, 69.50.1.7, 69.50.1.8

Variance Type: Dimensional variance request for an illuminated electronic message sign.

Applicant's Petition: Nick Fierst, Director Building and Grounds representing Bethel Park School District presented proposed plans showing the proposed signs.

Applicant's Arguments: Sign at 2807 in need of maintenance. Proposed signs will be owned and controlled by the school district. New signs larger and illuminated will help school district communicate with the district and community. Sign at 301 Church Road may have the state champions section.

There were no proponents in this case.

There were no opponents in this case:

A Motion was made by Mr. Koch to approve the variance as presented. The Motion was seconded by Mr. Janosik. There was no further discussion on the Motion. Roll was called and the Motion failed with 2 votes in favor and 3 votes opposed.

SUMMARY - CASE NO. # 2805

The Zoning Hearing Board voted to deny the dimensional variance request 3-2 with Mr. Janosik and Mr. Willetts voting yes and Mr. Koch, Mr. Kanon and Mr. Regan voting no.

ADJOURNMENT: The meeting was adjourned at 9:10 pm.