

ZONING HEARING BOARD MEETING

SUMMARY

October 4, 2021

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

ROLL CALL: PRESENT: WILLETTS, STEWART, JANOSIK - *Chairman*, KANON

ALSO PRESENT: ROBERT HICKS, DAVID MONTGOMERY (virtual),
JEANNE MANKO (stenographer)

APPROVAL OF SUMMARY:

1. Mr. Janosik asked if there were any changes, additions, corrections and/or deletions to the summary of the September 7, 2021 meeting. Mr. Willets made a motion to approve the minutes summary. 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 David Montgomery– A Motion was made by Mr. Kanon to approve invoice received from David Montgomery in the amount of \$286 for professional services. The Motion was seconded by Ms. Stewart. The Motion passed unanimously.

NEW BUSINESS:

CASE NO. # 2806

APPLICANT: JEFFREY FRIEDL

LOCATION: 2733 SOUTH PARK RD

**SUBJECT: DIMENSIONAL VARIANCE TO PERMIT A SECOND BUILDING MOUNTED
SIGN ON THE FRONT FACE OF THE BUILDING**

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The property involved is 2733 South Park Road. Current Zoning Classification is C-2 Commercial. Involved Ordinance or Legislative Act: Ord. 7-12-93A Sections: 69.51.1.2

Variance Type: Dimensional variance to permit a second building mounted sign

Applicant's Petition: Jeffrey Friedl for COEN Markets represented the application.

Applicant's Arguments: COEN Market has a 70' long storefront where delivery trucks and other vehicles block the storefront sign. A second storefront sign will allow the business to be more visible to passing traffic and customers.

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. The Motion was seconded by Ms. Stewart. There was no further discussion on the Motion. *Roll was called and the Motion passed 4-0.*

CASE NO. # 2807

APPLICANT: CHRIST UNTITED METHODIST CHURCH

LOCATION: 44 HIGHLAND RD

SUBJECT: DIMENSIONAL VARIANCE TO PERMIT 2 (TWO) ADDITIONAL BUILDING MOUNTED SIGNS AND 5 (FIVE) PARKING LOT DIRECTIONAL SIGNS

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The property involved is Christ United Methodist Church at 44 Highland Rd. Current Zoning Classification is R-2 Residential. Involved Ordinance or Legislative Act: Ord. 7-12-93A Sections: 69.50.1 & 69.50.1.4

Variance Type: Dimensional variance request for additional signage.

Applicant's Petition: Chris Morgan of Christ United Methodist Church represented the application.

Applicant's Arguments: The size of the parking lot requires signage to help people navigate without getting lost. By granting the variance for size we will not have to install as many signs, keeping a cleaner look.

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 with the condition that the building mounted signs may be floodlighted from above with the average illumination levels not exceeding 20 (twenty) foot candles per square foot. The Motion was seconded by Ms. Stewart. *Roll was called and the Motion passed 4-0.*

CASE NO. # 2808:

APPLICANT: WILLIAM J. DIMMOCK

LOCATION: 126 GREAT ROCK DRIVE

SUBJECT: DIMENSIONAL VARIANCE TO PERMIT A SHED LESS THAN THE REQUIRED 10 (TEN) FEET FROM SIDE YARD PROPERTY LINE

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The property involved is 126 Great Rock Drive. Current Zoning Classification is R-2 Residential. Involved Ordinance or Legislative Act: Ord. 7-12-93A Section: 69.35.3.2

Variance Type: Dimensional variance request to permit a shed less than the required ten feet from side yard property line.

Applicant's Petition: William Dimmock, homeowner/applicant, presented the application.

Applicant's Arguments: Relative to our house, the property is somewhat narrow, and the backyard is sloped and shallow with a steep drop-off just beyond the deck. There is no suitable building site for a shed that is 10' from a side boundary. The requested placement would allow adequate distance from existing structures. Our neighbors are also supportive of this request. The shed will be attractive and not in anyone's way.

There was one proponent in this case:

- Joseph & Debra Cybulski
128 Great Rock Drive

There were no opponents in this case:

Due to a utility easement issue the applicant will modify the application to install the shed on the opposite side of the property within 3 (three) feet of the property line. Mr. Kanon made a motion to *table* the variance request until the November meeting. Mr. Willetts seconded the motion. Ms. Stewart recused herself from voting. *Roll was called and motion passed 3-0.*

CASE NO. # 2809:

APPLICANT: RYAN KENNEDY OF HEMLOCK HOMES

LOCATION: 5025 HIGHLAND AVE

SUBJECT: DIMENSIONAL VARIANCE TO PERMIT A SIDE YARD OF LESS THAN THE REQUIRED 20 (TWENTY) FEET AND A COMBINED TOTAL LOT OF LESS THAN 70 (SEVENTY) FEET

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The property involved is 5025 Highland Ave. Current Zoning Classification is R-1 Residential District. Involved Ordinance or Legislative Act: Ord. 7-12-93A Sections: 69.23.4.2

Variance Type: Dimensional variance request to permit a side yard of less than the required twenty feet and combined total for corner lots shall not be less than 70 (seventy) feet.

Applicant's Petition: Ryan Kennedy of Hemlock Home Builders presented the application.

Applicant's Arguments: The lot is an odd shape due to the nature of the intersection at W. Library Ave and Highland Ave. The zoning restricts the width of the rear of the house because of the required 20' side yard – it only allows about 20% or less of the lot to have a dwelling. It is complicated by the road setback directional requirement that the front of the house face Highland Ave.

There were no proponents in this case.

There was one opponent:

- Robert Bricker
5023 Highland Ave
- Feels that if the new home encroaches the side yard setback that it will bring down the value of his property.

A Motion was made by Ms. Stewart to approve the variance with the conditions that 5 (five) fast growing evergreen trees (arborvitaes) be planted 4 (four) feet apart at the back left corner of the home where the building encroaches the side yard. And there be no other encroachments allowed at the rear corner beyond what was approved by the variance presented. The Motion was seconded by Mr. Kanon. There was no further discussion on the Motion. *Roll was called and the motion passed 4-0.*

ADJOURNMENT: The meeting was adjourned at 8:40 p.m.