

# **ZONING HEARING BOARD MEETING**

## **SUMMARY**

**November 1, 2021**

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

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

ALSO PRESENT: ROBERT HICKS, DAVID MONTGOMERY,  
KIM STRNISA

### **APPROVAL OF SUMMARY:**

1. Mr. Janosik asked if there were any changes, additions, corrections and/or deletions to the summary of the October 4, 2021 meeting. Mr. Willets made a motion to approve the minutes summary. 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 David Montgomery– A Motion was made by Mr. Kanon to approve invoice received from David Montgomery in the amount of \$176 for professional services. The Motion was seconded by Ms. Stewart. Roll was called and the Motion passed unanimously.
2. 2022 Advertising Dates – Motion was made by Mr. Willets to approve the 2022 dates. Ms. Stewart seconded the motion. Roll was called and the motion passed unanimously.

### **NEW BUSINESS:**

#### **CASE NO. # 2808**

**APPLICANT: WILLIAM J. DIMMOCK**

**LOCATION: 126 GREAT ROCK DR**

**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 Sections: 69.35.3

Variance Type: Dimensional variance to permit a shed in the side yard less than 10 feet from the property line.

Applicant's Petition: William J. Dimmock represented his 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 out of everyone's way.

There were no proponents in this case.

There were no opponents in this case:

Ms. Stewart recused herself from this case. A Motion was made by Mr. Willets to approve the variance as presented. The Motion was seconded by Mr. Kanon. There was no further discussion on the Motion. Voting as follows: Kanon – yes, Janosik – yes, Willets – no. *Motion was passed 2-1*

#### **CASE NO. # 2810**

**APPLICANT: EVALEE APARTMENTS**

**LOCATION: 7 DORCHESTER DRIVE**

**SUBJECT: DIMENSIONAL VARIANCE TO WAIVE THE PARKING REQUIREMENTS  
BASED ON A RETURN TO A NUMBER OF DWELLING UNITS**

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The property involved is EVALEE Apartments located at 7 Dorchester Drive. Current Zoning Classification is R-5 Residential. Involved Ordinance or Legislative Act: Ord. 7-12-93A Section: 69.40.1

Variance Type: Dimensional variance to waive the parking requirements.

Applicant's Petition: Duncan Nickles of Redcon Engineering and Cameron Lowe of Evalee Apartments represented the application.

Applicant's Arguments: Since the building was originally constructed with 128 dwelling units and the total number of parking spaces on the property did not meet the current Zoning requirements, a variance should be granted to allow for the return of the building to the original number of dwelling units without bringing the parking up to the current standards. Additional units are not being proposed over the originally approved number.

There were no proponents in this case.

There were no opponents in this case:

A Motion was made by Mr. Janosik to approve the variance. Ms. Stewart seconded the motion and roll was called. Janosik – yes, Willets – no, Stewart – no, Kanon – yes. *Motion DENIED 2-2.*

**CASE NO. # 2811:**

**APPLICANT: THE PIADA GROUP**

**LOCATION: 1775 N HIGHLAND RD. SUITE 3**

**SUBJECT: DIMENSIONAL VARIANCE TO PERMIT 2 (TWO) ADDITIONAL BUILDING  
MOUNTED SIGNS ON THE FRONT FACES OF THE BUILDING**

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The property involved is 1775 North Highland Road, Suite 3. Current Zoning Classification is C-2 Commercial. Involved Ordinance or Legislative Act: Ord. 7-12-93A Section: 69.51.1.2

Variance Type: Dimensional variance request to permit 2 additional business identification signs on the building.

Applicant's Petition: Doug Drukker of the PIADA Group and Robert Sapsara of Crossgates, Inc.

Applicant's Arguments: (Per building owner/landlord) We recognize that our success is directly related to the tenant's success and its ability to market its brand to the public. In the subject referenced above, we want to acknowledge that as far as Piada's desire to replace the circular # "2" reference on the two sides of the corner façade above the leased space, we support this, pending municipal approval.

There were no proponents in this case.

There were no opponents in this case:

The voting of the two signs were separated as follows:

A motion was made by Mr. Willetts to approve the upper Vespa sign with the condition that the signs will not exceed the roof line of the non-tower section of the building and PIADA will follow all other sign ordinances of the municipality. Mr. Kanon seconded the motion. Roll was called and the motion passed 4-0.

A motion was made by Mr. Willetts to approve the lower painted scooter emblem. Ms. Stewart seconded the motion and roll was called. Janosik – yes, Kanon – no, Stewart – no, Willetts – no. *Motion was denied 1-3.*

**CASE NO. # 2812:**

**APPLICANT: MATT KOCHER OF SOUTH HILLS WRESTLING ACADEMY**

**LOCATION: 5822 IRISHTOWN RD**

**SUBJECT: USE VARIANCE TO PERMIT A YOUTH WRESTLING CLUB 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 5822 Irishtown Road. Current Zoning Classification is R-3 Residential District. Involved Ordinance or Legislative Act: Ord. 7-12-93A Section: 69.25.1

Variance Type: Use variance to permit a youth wrestling club in the R-3 residential zoning district.

Applicant's Petition: Matt Kocher, owner of South Hills Wrestling Academy, presented the application.

Applicant's Arguments: Granting this variance will have a positive impact on the community and broaden the permissible use of the property, lessening the risk of vacancy.

There were 4 proponents in this case:

- Chris Hitchens of 5822 Irishtown Rd
- Timothy Crawford of 6309 Irishtown Rd
- Megan Kupp of 1250 Meadowlark Dr, Pittsburgh, PA 15241
- Carrie Hartman of 760 McMurray Rd

Support letters from:

- Natalie Mihalek – House of Representatives – 1121 Boyce Rd, Pittsburgh, Pa 15241
- Connie Ruhl of The Chamber of Bethel Park, Castle Shannon, South Park
- Susan Musulin – 598 Galway Dr
- Peter Musulin – 598 Galway Dr

There were 3 opponents in this case:

- Gary Marsh of 5800 Irishtown Rd
- Rebecca Wehring of 5800 Irishtown Rd
- Henry Kulikowski of Cork Dr

A Motion was made by Ms. Stewart to approve the variance with the condition that the existing Tai Chi, Yoga and Wellness Center use will be abandoned and only the wrestling use will be permitted with all activities taking place indoors. Mr. Willetts seconded the motion. *Roll was called and the motion passed unanimously 4-0.*

**ADJOURNMENT:** The meeting was adjourned at 9:30 p.m.

