

ZONING HEARING BOARD MEETING

SUMMARY

December 6, 2021

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

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

ALSO PRESENT: VINCE KELLY, KIM STRNISA, DAVID
MONTGOMERY

APPROVAL OF SUMMARY:

1. Mr. Koch asked if there were any changes, additions, corrections and/or deletions to the summary of the November 1, 2021 meeting. Mr. Koch made a motion to approve the minutes summary. The motion was seconded by Mr. Regan. 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. Koch to approve invoice received from David Montgomery in the amount of \$374 for professional services. The Motion was seconded by Mr. Janosik. Roll was called and the Motion passed unanimously.
2. Invoice from Kim Strnisa (court reporter) – A motion was made by Mr. Koch to approve unpaid invoices from September, October and November 2021 meetings for professional services. The motion was seconded by Mr. Janosik. Roll was called and the motion passed unanimously.

NEW BUSINESS:

CASE NO. # 2814

APPLICANT: ERIC KAROLAK

LOCATION: 669 HORNING ROAD

**SUBJECT: DIMENSIONAL VARIANCE TO PERMIT A SHED LESS IN THE SIDE YARD
OF THE PROPERTY**

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The property involved is 669 Horning Road. Current Zoning Classification is R-3 Residential. Involved Ordinance or Legislative Act: Ord. 7-12-93A Sections: 69.35.3.2

Variance Type: Dimensional variance to permit a shed in the side yard.

Applicant's Petition: Eric & Hannah Karolak presented their application.

Applicant's Arguments: "Please note that we have a large yard and need large tools to maintain it. Therefore, a shed was necessary. However, due to the creek, our land is not secure enough around the banks to maintain the shed. The creek running behind the house rages and is taking out the yard. We do a ton of upkeep and maintenance, but the shed won't last there and it's not safe because it adds flood risk. The shed is as close to the back as it can be. The closest/safest spot is our side yard. The side yard doesn't prevent any views of our home. The shed will be well-kept and adds to the curb appeal of the home. This is the least modification."

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. Willetts. Roll was called and the motion passed unanimously. *Voting 4-0.*

CASE NO. # 2813

APPLICANT: KIMLEY HORN for MCDONALD'S

LOCATION: 82 FORT COUCH ROAD

SUBJECT: DIMENSIONAL VARIANCE TO PERMIT 2 ADDITIONAL BUSINESS IDENTIFICATION SIGNS ON THE FRONT FACE OF THE BUILDING AND SIDE OF THE BUILDING.

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The property involved is 82 Fort Couch Road. Current Zoning Classification is C-2 Commercial. Involved Ordinance or Legislative Act: Ord. 7-12-93A Sections: 69.51.1

Variance Type: Dimensional variance to permit 2 additional business identification signs.

Applicant's Petition: Kristina Belt of Kimley Horn presented the application on behalf of McDonald's.

Applicant's Arguments: "Signage is so vital to being a successful business because it allows you to market and advertise your products and services and the business itself as a recognizable brand. In the digital age, branding, such as logos, is more important than ever, which is why signage can help bolster the intended purposes. Creating a recognizable persona is much easier to accomplish with visual advertising. Having good signage just outside your business hinges on the visual value that it presents to potential customers. These effects or types of signage can easily communicate a message that attracts someone to want to engage with your business and therefore, help you thrive and be successful"

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 as presented. The motion as seconded by Mr. Koch. Roll was called and the motion passed unanimously. *Voting 4-0.*

ADJOURNMENT: The meeting was adjourned at 8:30.

