

# **ZONING HEARING BOARD MEETING**

## **SUMMARY**

**February 7, 2022**

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

**ROLL CALL:** PRESENT: REGAN, WILLETTS, STEWART, KOCH, KANON

ALSO PRESENT: VINCE KELLY, KIM STRNISA, DAVID  
MONTGOMERY

### **APPROVAL OF SUMMARY:**

1. Mr. Regan asked if there were any changes, additions, corrections and/or deletions to the summary of the January 3, 2022 meeting. Mr. Willetts 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. Willetts to approve invoice received from David Montgomery in the amount of \$220 for professional services. The Motion was seconded by Mr. Kanon. Roll was called and the Motion passed unanimously.
2. Invoice from Kim Strnisa (court reporter) – A motion was made by Mr. Willetts to approve invoice from Kim Simms-Strnisa in the amount of \$340 for professional services. The motion was seconded by Mr. Kanon. Roll was called and the motion passed unanimously.
3. Voting of Board Members:

Postponed until March 7, 2022 meeting. A motion was made by Ms. Stewart to approve the postponement. The motion was seconded by Mr. Willetts. There was no further discussion on the motion. Roll was called and the motion passed unanimously.  
*Voting 5-0.*

### **NEW BUSINESS:**

**CASE NO. # 2820**

**APPLICANT: WALTER KERIN**

**LOCATION: 1004 DELFIELD ROAD**

**SUBJECT: DIMENSIONAL VARIANCE TO PERMIT AN ACCESSORY BUILDING (DETACHED GARAGE) TO BE PLACED LESS THAN TEN (10) FEET FROM THE SIDE PROPERTY LINE AND LESS THAN FIVE (5) FEET FROM THE REAR PROPERTY LINE.**

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The property involved is 1004 Delfield 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 detached garage less than ten feet from the side property line and less than five feet from the rear property line.

Applicant's Petition: Walter Kerin, applicant and property owner, presented the application.

**Applicant's Arguments:** "We wish to build a detached garage. Space is limited due to lot size, shape and angle of existing house that reduces the available space at the right rear of the lot. The rear property line is also angled further lessening space at the rear of the garage space."

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 with the condition that the accessory building at the proposed location will be no larger than a one-story 24 ft x 22 ft building with the rear setback being no less than 3 ft 6 inches. Also, the side setback at the right rear corner will be no less than 3 ft 6 inches and the side setback at the right front corner will be no less than 5 ft 6 inches. The Motion was seconded by Mr. Kanon. Roll was called and the motion passed unanimously. *Voting 5-0.*

**ADJOURNMENT:** The meeting was adjourned at 8:30.