

ZONING HEARING BOARD MEETING

SUMMARY

MARCH 7, 2022

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

ROLL CALL: PRESENT: WILLETTS (CHAIRMAN), KANON, STEWART, KOCH,
DUFF
ABSENT: REGAN
ALSO PRESENT: ROBERT HICKS, DAVID MONTGOMERY, KIM
STRNISA, DAVID RUDOLPH, KIRSTEN PRIMM

APPROVAL OF SUMMARY:

1. Mr. Willetts asked if there were any changes, additions, corrections and/or deletions to the summary of the February 7, 2022 meeting. Ms. Stewart made a motion to approve the minutes. The motion was seconded by Mr. Kanon. Mr. Duff abstained from voting. 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. Duff to approve invoice received from Kim Simms-Strnisa in the amount of \$245 for attendance fee for the February 7, 2022 meeting. The Motion was seconded by Mr. Kanon. There was no discussion on the Motion. Roll was called and the Motion passed unanimously.

OLD BUSINESS:

NEW BUSINESS:

CASE NO. # 2821

APPLICANT: BRYAN KERN

LOCATION: 365 CARLTON RD

**SUBJECT: DIMENSIONAL VARIANCE TO PERMIT THE PARKING AND
STORAGE OF A RECREATIONAL VEHICLE IN THE SIDE YARD**

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 365 Carlton Road. Current Zoning Classification is R-3. Involved Ordinance or Legislative Act: Ord. 7-12-93A Section: 69.42.2

Variance Type: Dimensional variance request to permit the parking and storage of a recreational vehicle in the side yard on a corner lot.

Presented by: Bryan Kern & Penny Kern

Applicant's Arguments: We would like to be granted this request because it is not physically possible to park it elsewhere on our property without extensive alterations. This spot is the most logical spot as it is next to the house and just off the existing driveway.

1) We are the corner lot at the bottom of a hill. In order to park the RV on the compliant side of our house, we would have to remove trees and drive through the yard. Due to neighbors' run off, the yard is too soft and wet most of the time.

2) We've had an RV parked in the exact location since we moved in 15 years ago. Last year we had to remove 21 dead trees beside that location. That's when we received the letter that it cannot be parked there.

Proponents in this case:

The following residents were all in favor of the Variance request.

Anthony Kelly- 292 Greenwald Rd.

Shawn & Amelia Omara- 360 Carlton Rd.

Laurence Tucker- 2929 Greenwald Rd.

John & Rebecca Roberts- 364 Church Rd.

Virginia Peet- 359 Carlton Rd.

Bill & Jeanette Ankrom- 2935 Greenwald Rd.

Andrew Vaughan- 2911 Greenwald Rd.

Opponents in this case:

David Rudolph- Bethel Park Code Enforcement- Read a statement that was against the variance request.

It was determined that their application needed to be amended because the request was to park the RV in a front yard area, and it was over 30 feet in length. Therefore, the case would need to be continued to the next meeting to allow for the applicants to amend their application to add the 35' RV request.

A Motion was made by Mr. Kanon to continue the application to next month's meeting. The Motion was seconded by Ms. Stewart. There was no further discussion on the Motion. *Roll was called and the Motion passed unanimously 5-0.*

CASE NO. # 2822

APPLICANT: MARIANNE BUINY

LOCATION: 978 HIGHFIELD RD

**SUBJECT: DIMENSIONAL VARIANCE TO PERMIT EXTENDED LOT
COVERAGE WITH A DECK ADDITION OF 288 SQFT.**

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 978 Highfield Road. Current Zoning Classification is R-2. Involved Ordinance or Legislative Act: Ord. 7-12-93A Section: 69.24.5

Variance Type: Dimensional variance request to permit extended lot coverage with a deck addition of 288 sqft.

Presented by: Marianne and Gerome Buiny

Applicant's Arguments: Requesting dimensional variance for a 288 sqft deck addition that will extend lot coverage. Proposed total lot coverage is 2549 sqft and permitted is 1952 sqft. Original variance application, Case #2815, approved 8/1/11, was for an addition that would increase lot coverage to 2539 sqft.

Due to unforeseen circumstances, the addition was never completed. This variance application is requesting total lot coverage of 2549 sqft (10 ft more) for a deck, in lieu of the addition. Permitted lot coverage for this property is 1952 sqft.

- 1) Original size of the lot in relation to the house is at 25% and hasn't changed precluding development for growth or expansion.
- 2) There is no other location to place a deck on our property.
- 3) The deck is modest in size and similar in style to others in the neighborhood.
- 4) Backyard is steep and the shape of the lot makes any addition challenging.

Proponents in this case:

Esther Ann Hartshell - 967 Highfield Rd.

Marianne Buiny - 978 Highfield Rd.

Jason Flinn – 973 Highfield Rd

There were no opponents in this case.

A motion was made by Ms. Stewart to approve the case as submitted. Motion was seconded by Mr. Kanon. *Roll was called and the motion passed unanimously 5-0.*

CASE NO. # 2824

APPLICANT: JOHN & NATALIE MEHAREY

LOCATION: 121 PICKWICK DRIVE

SUBJECT: DIMENSIONAL VARIANCE TO PERMIT THE INSTALLATION OF A 6-FOOT-HIGH PRIVACY FENCE IN A FRONT YARD AREA ON A CORNER LOT.

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 121 Pickwick Drive. Current Zoning Classification is R-3. Involved Ordinance or Legislative Act: Ord. 7-12-93A Section: 69.25.1.7.c.ii

Variance Type: Dimensional variance request to permit a 6-foot-high privacy fence in a front yard on a corner lot.

Presented by: John & Natalie Meharey

Applicant's Arguments: There doesn't seem to be a substantial reason as to why we cannot extend the fence to within our property's building line. We understand that being on a corner lot, we cannot obstruct an intersection or develop our property in a way that would make safety a concern. However, after reviewing our property survey, speaking with neighbors, and visiting other fenced-in corner lots in our neighborhood, we do not believe there is any measurable obstruction (visual or otherwise) that should prevent us from installing a fence alongside our building line.

Proponents in this case:

Suzanne Gamble - 2720 Milford. Dr.

There were no opponents in this case.

A motion was made by Mr. Kanon to approve the variance as submitted. Mr. Duff seconded the motion and roll was called. *Voting as follows: Mr. Koch- YES, Mr. Willetts- YES, Mr. Duff- YES, Mr. Kanon- YES, Mrs. Stewart- NO. Variance approved 4-1.*

CASE NO. # 2825

APPLICANT: LAUREN ROBINSON for BRIXMOR PROPERTY GROUP

LOCATION: 5055 LIBRARY ROAD

SUBJECT: DIMENSIONAL VARIANCE TO PERMIT AN ADDITIONAL FREE-STANDING BUSINESS IDENTIFICATION POLE SIGN.

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 5055 Library Rd. Current Zoning Classification is C-2 General Commercial District. Involved Ordinance or Legislative Act: Ord. 7-12-93A Section: 69.52.1.2.

Variance Type: Dimensional variance request to permit an additional free-standing business identification pole sign.

Presented by: Lauren Robinson and Rich Stipplido

Applicant's Arguments: Relief is requested based on historical precedent. A pole sign previously existed to advertise the presence of PNC at the center. Due to the location of the former PNC Space (FS8), it is difficult to see from the road and a sign is necessary. Adding an additional panel to the existing pylon sign is not an option because it would prevent visibility across the drive aisle. The topography of the parcel and the location of the outparcel buildings prevent sight lines to the former PNC space. This is a unique physical circumstance due to the change in elevation and the way the shopping center was configured.

There were no proponents in this case.

There were no opponents in this case.

A motion was made by Ms. Stewart to approve the case as submitted with the conditions that the height of the sign does not exceed the adjacent signs of Great Clips and Rita's Ice and that it does not exceed the dimensional size of 6'x6'. *Roll was called and the motion passed unanimously 5-0.*

CASE NO. # 2823

APPLICANT: GLENN YOCCA for SPARROW APPLIED DESIGNS

LOCATION: 4973 LIBRARY RD

SUBJECT: DIMENSIONAL VARIANCES TO PERMIT BUILDING HEIGHT GREATER THAN 40 FEET, TO PERMIT 9 FT BY 18 FT PARKING SPACES WHILE 9.5 FT BY 18 FT ARE REQUIRED, TO PERMIT A 12-FOOT BUFFER AREA WHERE 20 FEET IS REQUIRED, AND TO PERMIT A PARKING LOT WITHIN THE REQUIRED BUFFER AREA AGAINST AN R-3 RESIDENTIAL ZONING DISTRICT.

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 4973 Library Road. Current Zoning Classification is C-2 General Commercial District. Involved Ordinance or Legislative Act: Ord. 7-12-93A Sections: 69.30.2, 69.38.1, 69.35.4.3.a, 69.35.4.3.b.

Variance Type: Dimensional variance requests to permit building height greater than permitted, smaller parking stalls, smaller buffer area and a parking lot within the buffer area that abuts a residential zoning district.

Presented by: Craig Bishop of HRG 9500 Woodcrest Rd. Pittsburgh Pa & Glenn Yocca of Sparrow Applied Designs 4973 Library Rd.

Applicant's Arguments: 3 variances were requested to allow 2 new buildings to be constructed.

1 - Parking stall reduction from 9.5'x18' to 9'x18' This is necessary to get the required parking count for all businesses on the property (existing and proposed).

2 - Buffer area reduction from 20' to 12' to allow for a parking lot next to a residential zone.

3 - Building Height- due to the steep slope of the property a higher building is needed to have 4 stories on the high side along Broughton Rd. and 5 stories on the low side facing Library Rd. A building height of 40' is allowed by ordinance and 56' is being requested. This is needed to get enough commercial tenant spaces and apartments to justify the building costs.

Proponents in this case:

- Bill Kuvisak of Broughton Rd.- Was in favor of the new buildings and the variance requests.
- Joe Janosik of Anna St.- as a resident he is very excited for the new development and fully supports the variance requests.
- Cathy Kuvisak- Was in favor of the variance requests.

There were no opponents in this case.

The 3 variances were voted on separately as follows:

1- Parking stall reduction: A motion was made by Mr. Duff to allow parking stalls 9x18 as submitted on the plans. Mr. Koch seconded the motion and roll was called.

Voting as follows: Mr. Koch-YES, Mr. Willetts-YES, Mr. Kanon-YES, Ms. Stewart-NO, Mr. Duff-YES.

Motion passed 4-1.

2- The relief on the buffer areas: A motion was made by Mr. Kanon to approve the buffer areas as submitted on the plans. Motion was seconded by Mr. Duff and roll was called.

Voting as follows: Mr. Koch-YES, Mr. Willetts-YES, Mr. Kanon-YES, Ms. Stewart-NO, Mr. Duff-YES

Motion passed 4-1.

3- Maximum Building Height: A motion was made Mr. Duff to approve the building height as submitted on the plans. Motion was seconded by Mr. Koch and roll was called. *Voting as follows: Mr. Koch-YES, Mr. Willetts-YES, Mr. Kanon-YES, Ms. Stewart-NO, Mr. Duff-NO.*

Motion passed 3-2.

Meeting adjourned at 10:15 PM.