

ZONING HEARING BOARD MEETING

SUMMARY

MAY 2, 2022

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

ROLL CALL: PRESENT: REGAN, WILLETTS, STEWART, KANON, DUFF

Mr. Koch joined the meeting digitally. After roll call, he excused himself from the meeting due to technical difficulties. ZHB alternate member Mr. Duff stood in as a voting member.

ALSO PRESENT: VINCE KELLY, DAVE RUDOLPH, DAVE MONTGOMERY, KIM STRNISA

APPROVAL OF SUMMARY:

1. Mr. Regan asked if there were any changes, additions, corrections and/or deletions to the summary of the March 7, 2022 meeting. Mr. Willetts made a motion to approve the minutes. 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 an invoice received from David Montgomery in the amount of \$245 for professional fees for the ZHB findings and conclusions on March 7, 2022 meeting. The Motion was seconded by Ms. Stewart. There was no discussion on the Motion. Roll was called and the Motion passed unanimously.

OLD BUSINESS:

Case # 2821

APPLICANT: BRYAN KERN
ADDRESS: 365 CARLTON RD
SUBJECT: DIMENSIONAL VARIANCE TO PERMIT THE PARKING AND STORAGE OF A RECREATIONAL VEHICLE IN THE SIDE YARD OF A CORNER LOT – NO VEHICLE OVER 30 FEET IN LENGTH SHALL BE STORED ON PRIVATE PROPERTY IN THE R-3 RESIDENTIAL ZONING DISTRICT.

SECTIONS: 69.42.2 & 69.42.3

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 Sections: 69.42.2 & 69.42.3

Variance Type: Dimensional variance to permit the parking of a 35' RV in the front yard of a corner lot.

Applicant's Petition: We are requesting to park our RV on the side of our house, which is also considered the front, since it is a corner lot.

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.

This application was presented by Bryan & Penny Kern.

There were (4) proponents in this case:

- Dan Reinhart- 356 Carlton Rd.
- Annette Lorenzi- 343 Carlton Rd.
- Mary and Chris Pasateri- 2917 Greenwald Rd.
- John and Rebecca Robert- 364 Church Rd.

There was (1) opponent in this case:

- James Richter – 357 Carlton Rd - He felt the RV would alter the essential character of the neighborhood and decrease his property value.

A motion was made by Mr. Willetts to approve the parking of an RV greater than 30' (69.42.3) in the applied location at 365 Carlton Rd. Mr. Duff seconded the motion and roll was called. *The motion was denied 5-0.*

NEW BUSINESS:

Case #2826

APPLICANT: PATRICK & MICHELLE LEHR

LOCATION: 2981 O'NEILL DRIVE

SUBJECT: DIMENSIONAL VARIANCE TO PERMIT A 54" ORNAMENTAL FENCE ON A CORNER LOT.

SECTION: 69.23.1.7.c.ii

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 2981 O'Neill Drive. Current Zoning Classification is R-3. Involved Ordinance or Legislative Act: Ord. 7-12-93A Section: 69.23.1.7.c.ii

Variance Type: Dimensional variance request to permit a 54" ornamental fence on a corner lot.

Applicant's Petition: We are requesting permission to install a 54" high fence while the ordinance only permits a 48" fence.

Applicant's Arguments: While it would be feasible install a 48" fence past the building line of our home, we are requesting permission to install a 54" to prevent our dog from jumping the fence. Our neighbor across the street at 2970 O'Neill already has a 54" fence on their corner lot. This is the least modification of the ordinance as 54" is the next size step up in standard fencing.

This application was presented by Patrick Lehr.

There were no proponents in this case.

There were no opponents in this case.

A Motion was made by Mr. Willets to approve the variance as presented. Mr. Kanon seconded the motion. *Roll was called and the motion passed unanimously.*

CASE NO. #2827

APPLICANT: CORY & AMANDA INGRAM

LOCATION: 2428 DEMARE DRIVE

SUBJECT: DIMENSIONAL VARIANCE TO PERMIT A PRIVACY FENCE ON
A CORNER LOT.

SECTION: 69.23.1.7.c.ii

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 2428 Demare Drive. Current Zoning Classification is R-3. Involved Ordinance or Legislative Act: Ord. 7-12-93A Section: 69.23.1.7.c.ii

Variance Type: Dimensional variance request to permit a privacy fence on a corner lot.

Applicant's Petition: We are requesting a variance to permit a 6-foot privacy fence along the perimeter of the side yard adjacent to Bethel Church Rd.

Applicant's Arguments: Safety prevention from hardship caused by proximity of side yard common to Bethel Church Rd – we own two small dogs and child(ren). Similar fences have been erected along Bethel Church Rd.

This application was presented by Cory & Amanda Ingram.

There were (2) proponents in this case:

- Nichole and Chad Kohler- 2329 DeMare Dr.
- The American Legion at 2409 Bethel Church Road sent a letter supporting the variance request.

There were no opponents in this case.

Mr. Willetts made a motion to approve the variance with the condition that Pinetree's or similar fast-growing evergreens, approximately 9' apart, be maintained on the Bethel Church side of the fence. Mr. Kanon seconded the motion. *Roll was called and the motion passed unanimously.*

ADJOURNMENT: The meeting was adjourned at 9:30 P.M.