

ZONING HEARING BOARD MEETING

SUMMARY

July 5, 2022

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

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

APPROVAL OF SUMMARY:

1. Mr. Regan asked if there were any changes, additions, corrections and/or deletions to the summary of the June 6, 2022 meeting. Mr. Koch had a few minor revisions that were emailed to staff before the meeting. The corrected minutes are those being approved. Mr. Koch made a motion to approve the minutes. The motion was seconded by Mr. Duff. 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. Duff to approve invoice received from David Montgomery in the amount of \$649 for attendance fee for the June 6, 2022 meeting. The Motion was seconded by Mr. Koch. There was no discussion on the Motion. Roll was called and the Motion passed unanimously.

OLD BUSINESS:

NEW BUSINESS:

CASE NO. # 2831

APPLICANT: JOSEPH & PAMELA VIOLI

LOCATION: 5018 ORCHARD AVENUE

**SUBJECT: DIMENSIONAL VARIANCE TO PERMIT A SIDE YARD LESS
THAN 20 FEET DUE TO THE ADDITION OF AN ATTACHED
GARAGE**

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 5018 Orchard Avenue. Current Zoning Classification is R-1. Involved Ordinance or Legislative Act: Ord. 7-12-93A Section: 69.23.4.2

Variance Type: Dimensional variance request to permit a side yard less than 20' due to the addition of an attached garage.

Presented by: Joseph Violi

Applicant's Arguments: We would like to be granted this request because the existing lot only has 6' of land available to build and therefore it would be impossible to add an addition and meet the regulations.

1. The existing garage is very small. The 16' request is an oversized garage to fit a car and other storage items is being requested.
2. There is no other location on the property where a garage could be located.

Proponents in this case:

None

Opponents in this case:

None

A motion was made by Mr. Duff to approve the case as submitted. Motion was seconded by Mr. Koch. *Voting as follows: Mr. Koch- NO, Mr. Willetts- NO, Mr. Duff- YES, Mr. Regan- YES, Mrs. Stewart- NO. Variance denied 3-2.*

CASE NO. # 2832

APPLICANT: EDWARD HULEFIELD

LOCATION: 5155 PRISCILLA DRIVE

SUBJECT: DIMENSIONAL VARIANCE TO PERMIT AN ADDITION ON THE FRONT OF THE HOUSE THAT REDUCES THE REQUIRED FRONT YARD SIZE OF 35 FEET, THAT REDUCES REQUIRED SIDE YARD OF 10 FEET, AND REDUCES REQUIRED 20 FOOT BUFFER AREA.

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 5155 Priscilla Drive. Current Zoning Classification is R-3. Involved Ordinance or Legislative Act: Ord. 7-12-93A Section: 69.25.4.1, 69.25.4.2, 69.25.4.4

Variance Type: Dimensional variance request to permit an addition on the front of the house that reduces the required front yard size of 35', that reduces required side yard of 10', and reduce required 20' buffer area.

Presented by: Edward & Claire Hulefield

Applicant's Arguments: Requesting dimensional variance which would encroach into setbacks; however, no further than the existing homes in the area.

1. There are several homes on the street that encroach into the side and front yards and therefore we are not changing the character of the neighborhood.
2. The kitchen in this house is uniquely placed in the front of the home and therefore that is where the addition would need to go.
3. There is not other location on the property where an addition could be placed.

Proponents in this case:

None

Opponents in this case:

None

A motion was made by Mr. Duff to approve the case as submitted. Motion was seconded by Mr. Koch. *Voting as follows: Mr. Koch- NO, Mr. Willetts- YES, Mr. Duff- YES, Mr. Regan- YES, Mrs. Stewart- NO. Variance approved 3-2.*

CASE NO. # 2833

APPLICANT: T.Y. LIN INTERNATIONAL

LOCATION: 5261 LIBRARY ROAD

SUBJECT: DIMENSIONAL VARIANCE TO PERMIT AN ADDITIONAL MENU BOARD IN THE DRIVE-THRU AREA OF A RESTURANT IN THE C- 2 GENERAL COMMERCIAL ZONING DISTRICT

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 5261 Library Road. Current Zoning Classification is C-2. Involved Ordinance or Legislative Act: Ord. 7-12-93A Section: 69.51.1.8

Variance Type: Dimensional variance request to permit an additional menu board in the drive-thru

Presented by: Nathan Buczek

Applicant's Arguments: One menu board on-site reduces efficient service to drive-thru users.

1. The inefficient menu board causes longer drive-thru lines and additional congestion to the site.
2. The additional menu board in tandem will not impact site layout or parking and will help reduce wait times and long drive-thru lines.

Proponents in this case:

None

Opponents in this case: None

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

CASE NO. # 2835

APPLICANT: COOL SPRINGS ASSOCIATES
LOCATION: 3001 COOL SPRINGS DRIVE
SUBJECT: DIMENSIONAL VARIANCE TO PERMIT AN ADDITIONAL BUSINESS IDENTIFICATION SIGN (MONUMENT) ON THE PROPERTY LOCATED IN THE R-3 RESIDENTIAL ZONING DISTRICT

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 3001 Cool Springs Drive. Current Zoning Classification is R-3. Involved Ordinance or Legislative Act: Ord. 7-12-93A Section: 69.50.1

Variance Type: Dimensional variance request to permit an additional business identification sign (monument) on the property.

Presented by: Bill Limpert & Bill Moldovan

Applicant's Arguments:

1. This sign would enhance the property.
2. This sign would not be of harm to anyone or anything.
3. While the site is currently zoned residential, it has commercial businesses.

Proponents in this case:

None

Opponents in this case:

None

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

CASE NO. # 2834

APPLICANT: PASSAVANT MEMORIAL HOMES

LOCATION: 242 LISA DRIVE

SUBJECT: USE VARIANCE TO EXPAND/OR REVISE THE DEFINITION OF FAMILY IN THE MUNICIPAL CODE TO INCLUDE GROUPS OF INDIVIDUALS WITH INTELLECTUAL AND BEHAVIORAL DISABILITIES LIVING TOGETHER AS A FAMILY

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 242 Lisa Drive. Current Zoning Classification is R-3. Involved Ordinance or Legislative Act: Ord. 7-12-93A Sections: 69.8.57

Variance Type: Use variance to expand/or revise the definition of family in the municipal code to include groups of individuals with intellectual and behavioral disabilities living together as a family.

Presented by:

Applicant's Arguments:

Proponents in this case:

There were no opponents in this case.

Meeting adjourned at 10:15 PM.

