

ZONING HEARING BOARD MEETING

SUMMARY

SEPTEMBER 6, 2022

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

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

ALSO PRESENT: ROBERT HICKS, 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 July 5, 2022 meeting. Ms. Stewart made a motion to approve the minutes. The motion was seconded by Mr. Kanon. 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. Koch to approve invoices received from Kim Simms-Strnisa in the amount of \$2,599.80 for attendance fees for the March, May, June, and July 2022 meetings. The Motion was seconded by Ms. Stewart. There was no discussion on the Motion. Roll was called and the Motion passed unanimously.
2. Invoice from David Montgomery – A Motion was made by Mr. Koch to approve invoices received from David Montgomery in the amount of \$1,412 for professional fees for the ZHB findings and conclusions in May, June, and July 2022. The Motion was seconded by Ms. Stewart. There was no discussion on the Motion. Roll was called and the Motion passed unanimously.

OLD BUSINESS:

NEW BUSINESS:

Case #2837

APPLICANT: JOSEPH & PAMELA VIOLI

LOCATION: 5018 ORCHARD AVENUE

SUBJECT: RECONSIDERATION OF A DIMENSIONAL VARIANCE REQUEST TO PERMIT A SIDE YARD SETBACK OF TWELVE (12) FEET (20' REQUIRED) DUE TO THE ADDITION OF A 14-FOOT ATTACHED GARAGE IN THE R-1 RESIDENTIAL ZONING DISTRICT. SECTION 69.23.4.2

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: Reconsideration of a dimensional variance request to permit a reduced side yard setback.

The Zoning Hearing Board should grant the following relief: Permit a reduced side yard setback of 12-feet where 20 feet is required.

Applicant's Petition: We are looking for a reasonable variance to allow us to extend the structure (our home) by 14-feet, reducing the side yard setback to 6 feet.

Applicant's Arguments: Current R-1 classification requires a 20-foot clearance between the building and property line. There is currently a 26-foot clearance, which only allows us 6-feet to build and remain within the zoning requirements.

This application was presented by Joseph Violi.

There were 0 proponents in this case:

There were 0 opponents in this case:

A Motion was made by Mr. Kanon to approve the variance presented. Ms. Stewart seconded the motion. KOCH – yes, REGAN – yes, STEWART – yes, KANON, yes. *Motion passed 4-0.*

Case #2836

APPLICANT: PA SIGNS d/b/a SEKULA SIGNS

LOCATION: 180 FORT COUCH ROAD

SUBJECT: DIMENSIONAL VARIANCE REQUEST TO PERMIT A BUSINESS IDENTIFICATION SIGN GREATER THAN 60 SQFT IN THE C-3 COMMERCIAL ZONING DISTRICT. SECTION 69.51.1.4

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 180 Fort Couch Road. Current Zoning Classification is C-3. Involved Ordinance or Legislative Act: Ord. 7-12-93A Section: 69.51.1.4

Variance Type: Dimensional variance request to permit a business identification sign greater than 60 sqft.

The Zoning Hearing Board should grant the following relief: Permit a business identification sign greater than 60 sqft in the C-3 Commercial Zoning District.

Applicant's Petition: We are requesting a variance to permit an updated business identification sign at 180 Fort Couch Road that exceeds the permitted 60 square feet.

Applicant's Arguments: Nearby properties (1798 Washington Road) have much larger signs so the aesthetic will match surrounding businesses. Also, the area of the sign containing copy is 60 sqft. The additional square footage being calculated is structural and/ or decorative to attract interest to the sign.

This application was presented by Scott Cohugan of Sekula Signs.

There were 0 proponents in this case:

There were 0 opponents in this case:

A Motion was made by Mr. Kanon to approve the variance presented. Ms. Stewart seconded the motion. KOCH – yes, REGAN – yes, STEWART – yes, KANON, yes. *Motion passed 4-0.*

ADJOURNMENT: The meeting was adjourned at 8:00 P.M.