

ZONING HEARING BOARD MEETING

SUMMARY

OCTOBER 3, 2022

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

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

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 September 6, 2022 meeting. 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 Kim Simms-Strnisa – A Motion was made by Mr. Regan to approve invoice received from Kim Simms-Strnisa in the amount of \$255 for attendance fee for the September 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.
2. Invoice from David Montgomery – A Motion was made by Mr. Regan to approve an invoice received from David Montgomery in the amount of \$288 for professional fees for the ZHB findings and conclusions on September 6, 2022. 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 #2839

APPLICANT: JOSHUA MAHER

LOCATION: 5750 IRISHTOWN ROAD

SUBJECT: DIMENSIONAL VARIANCE TO PERMIT A THIRTY FOOT BY THIRTY-TWO FOOT (30' X 32') POLE BARN TO BE ERECTED IN FRONT OF THE BUILD LINE ON THE PROPERTY IN THE R-3 RESIDENTIAL ZONING DISTRICT.

SECTION: 69.35.3

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 5750 Irishtown Road. Current Zoning Classification is R-3. Involved Ordinance or Legislative Act: Ord. 7-12-93A Section: 69.35.3

Variance Type: Dimensional variance request to permit a thirty foot by thirty-two-foot pole barn to be erected in front of the build line on the property.

The Zoning Hearing Board should grant the following relief: Permission to build an accessory structure in the front yard of the property.

Applicant's Petition: Would like to build a 30' x 32' pole barn in front of the build line of the home.

Applicant's Arguments: The home is 300 feet off Irishtown Road; the pole barn will mirror/match the aesthetic of the residence.

This application was presented by Joshua Maher, homeowner

There was 1 proponent in this case:

Rebecca Wehring of 5800 Irishtown Rd

- approves of the proposed pole barn as long as no business will be conducted on the property

There were ~~no speakers in opposition to the application. However, the Board received a letter from a neighboring property owner [insert name and address] objecting to the grant of the variance. no opponents in this case:~~

A Motion was made by Mr. Koch to table the variance presented with the condition that all requested information be submitted to the Municipality no later than Monday, October 31st, if the applicant wishes to be on the November 7th agenda. Mr. Kanon seconded the motion. Regan – yes, Willetts – yes, Kanon – yes, Koch – yes. Motion passed 4-0.

Case #2838

APPLICANT: GLENN YOCCA OF SPARROW APPLIED DESIGNS

LOCATION: 4973 & 4969 LIBRARY ROAD

SUBJECT: DIMENSIONAL VARIANCES TO PERMIT A TWENTY-FOOT FRONT YARD SETBACK (50' REQUIRED) AND TO PERMIT REDUCED PARKING SPACES OF 197 (204 SPACES REQUIRED) IN THE C-1 COMMERCIAL ZONING DISTRICT.

SECTION: 69.30.3 & 69.40.1

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 4973 & 4969 Library Road. Current Zoning Classification is C-1. Involved Ordinance or Legislative Act: Ord. 7-12-93A Sections: 69.30.3 & 69.40.1

Variance Type: Dimensional variance request to permit a twenty-foot front yard setback (50' required) and reduced parking spaces of 197 (204 spaces required).

The Zoning Hearing Board should grant the following relief: Reduced front yard and reduced number of parking spaces.

Applicant's Petition: Requesting a reduced front yard setback and reduced number of parking spaces in the C-1 Commercial Zoning District.

Applicant's Arguments: The existing front yard setback for the building at 4973 Library Road is 19 feet. The proposed building will setback at 20 feet and will have a greater setback than the existing building and will fit with the surrounding existing buildings to the northwest, which are also proposed to remain.

Due to the unique physical features of the property, the proposed dimensional variances and building square footages shown are necessary to make the development financially feasible. The development is maximizing the parking. With assumed uses, the development will be short 7 spaces.

This application was presented by Glenn Yocca of Sparrow Applied Designs and Larry Kiec of HRG.

There were no proponents in this case.

There were no opponents in this case.

A Motion was made by Mr. Koch to approve the variances as presented, separately. Mr. Regan seconded the motion. Regan – yes, Willetts – yes, Kanon-yes, Koch – yes. Motion passed 4-0.

In the case of the dimensional variance request for a reduced setback of twenty feet, where 50 feet is required, Mr. Koch made a motion to approve the request as presented. Mr. Duff seconded the motion. Kanon – *no*, DUFF – *no*, WILLETTS – *yes*, REGAN – *yes*, KOCH – *yes*. Motion passed 3-2.

In the case of the dimensional variance request for reduced parking spaces of 197, where 204 are required, Mr. Koch made a motion to approve the request as presented. Mr. Willetts seconded the motion. KOCH - *yes*, REGAN – *yes*, WILLETTS - *yes*, DUFF - *no*, KANON – *no*. Motion passed 3-2.

ADJOURNMENT: The meeting was adjourned at 8:27 P.M.