

# ZONING HEARING BOARD MEETING

## SUMMARY

**MARCH 6, 2023**

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

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

ALSO PRESENT: ROBERT HICKS, 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 January 3, 2023 meeting. Mr. Willetts 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. Willetts to approve an invoice received from David Montgomery in the amount of \$2,100 for professional fees for the ZHB findings and conclusions on January 3, 2023. 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 # 2847

**APPLICANT: RICHARD A. KOENIG**

**LOCATION: LOT & BLOCK #391-M-85**

**SUBJECT: USE VARIANCE TO ALLOW THE ERECTION OF AN ACCESSORY STRUCTURE (42-FOOT BY 46-FOOT GARAGE) ON A VACANT LOT IN THE R-3 RESIDENTIAL ZONING DISTRICT SECTION 69.25.1**

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 391-M-85 Current Zoning Classification is R-3. Involved Ordinance or Legislative Act: Ord. 7-12-93A Section: 69.25.1

Variance Type: Use variance request of

The Zoning Hearing Board should grant the following relief: Permit a garage (accessory structure) to be built on a vacant lot.

Applicant's Petition: Requesting a variance to build a 42-foot by 46-foot garage on a vacant lot.

Applicant's Arguments: Due to the inability to build an accessory building behind my main home, I am requesting the Zoning Hearing Board allow a garage to be built to house my 5<sup>th</sup> wheel RV, skid steer, excavator and trailers.

This application was presented by Richard A. Koenig of 461 Mart Drive, Pittsburgh, PA 15236

**There were 0 proponents in this case.**

**There were 0 opponents in this case.**

A Motion was made by Mr. Duff to approve the variance presented. Mr. Regan seconded the motion. Roll was called; voting as follows: DUFF – *yes*, REGAN – *yes*, WILLETTS – *no*, STEWART - *no*. Motion *denied*, 2-2.

**ADJOURNMENT:** The meeting was adjourned at 8:15 P.M.