

ZONING HEARING BOARD MEETING

SUMMARY

APRIL 3, 2023

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

ROLL CALL: PRESENT: REGAN, KANON, DUFF

ALSO PRESENT: VINCE KELLY, 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 6, 2023 meeting. Mr. Duff 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. Kanon to approve invoices received from Kim Simms-Strnisa in the amount of \$785 for attendance fee for the January 3, 2023 and March 3, 2023 meetings. The Motion was seconded by Mr. Duff. 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. Kanon to approve an invoice received from David Montgomery in the amount of \$1,692 for professional fees for the ZHB findings and conclusions on January 3, 2023 and March 3, 2023. The Motion was seconded by Mr. Duff. There was no discussion on the Motion. Roll was called and the Motion passed unanimously.

OLD BUSINESS:

NEW BUSINESS:

Case # 2848

APPLICANT: SCOTT DAUM of DAUM CONTRACTING

LOCATION: 6220 LIBRARY RD

SUBJECT: USE VARIANCE OF TO PERMIT A CONTRACTING BUSINESS TO OPERATE IN THE R-4 RESIDENTIAL ZONING DISTRICT SECTION 69.26.1

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 6220 Library Road. Current Zoning Classification is R-4. Involved Ordinance or Legislative Act: Ord. 7-12-93A Section: 69.26.1

Variance Type: Use variance request to permit a commercial business to operate in a residential zoning district.

The Zoning Hearing Board should grant the following relief: Permit a commercial business (design and contracting) to operate in an R-4 Residential Zoning District.

Applicant's Petition: Permit a design and contracting business to operate in a residential zone.

Applicant's Arguments: Based on all the surrounding businesses' zoning classifications, the zoning for 6220 Library Rd doesn't make sense. The building is located away from residential dwellings and is surrounded by other C-1 or C-2 commercially zoned businesses. The previous owner used the building to house his autobody business for roughly 50 years despite it being zoned R-4.

This application was presented by Scott Daum.

There was (1) proponent in this case:

Tim Coyle
1312 Crest Lane
Oakdale, PA 15071

There were no opponents in this case.

A Motion was made by Mr. Duff to approve the variance with the condition that no construction equipment or construction supplies are stored outside of the building. Mr. Kanon seconded the motion. REGAN – *yes*, KANON – *yes*, DUFF – *yes*. Motion passed unanimously 3-0.

ADJOURNMENT: The meeting was adjourned at 7:45 P.M.