

ZONING HEARING BOARD MEETING

SUMMARY

July 3, 2023

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

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

ALSO PRESENT: ROBERT HICKS, DAVE RUDOLPH, GERALD HARBISON, VINCE KELLY, MIKE RIZZO, DAVE MONTGOMERY, KIM STRNISA

APPROVAL OF SUMMARY:

1. Mr. Koch asked if there were any changes, additions, corrections and/or deletions to the summary of the April 3, 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. Willetts to approve invoice received from Kim Simms-Strnisa in the amount of \$265 for attendance fee for the April 3, 2023, meeting. 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. Willetts to approve invoices received from David Montgomery in the amount of \$2,037 for professional fees for the ZHB findings and conclusions on April 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 #2849

APPLICANT: AMY HOPKINS for URBAN TERRAIN

LOCATION: 5029 – 5055 LIBRARY ROAD

**SUBJECT: DIMENSIONAL VARIANCE TO PERMIT A FIVE-FOOT SETBACK
WHERE TWENTY-FIVE FEET IS REQUIRED IN THE C-2
GENERAL COMMERCIAL ZONING DISTRICT.
SECTION: 69.30.3**

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 5029 – 5055 Library Road. Current Zoning Classification is C-2 General Commercial District. Involved Ordinance or Legislative Act: Ord. 7-12-93A Section: 69.30.3

Variance Type: Dimensional variance request to permit a reduced setback.

The Zoning Hearing Board should grant the following relief: Permit a five-foot setback where twenty-five feet is required.

Applicant's Petition:

Applicant's Arguments: Current zoning requires a 25' rear yard, however, in order to maintain the required number of parking spaces per our client's lease with Giant Eagle (Parcel C), those parking spaces located directly behind the existing structure on Parcel H must remain with Parcel C.

We could set the rear property line of Parcel H to 25' behind the existing structure if we were not bound by the exclusive parking agreement in place with Giant Eagle (Parcel C).

The hardship was created with the exclusive parking area agreement was set in place by the previous landlord/owners

5' is the largest rear yard setback we can offer without violating the exclusive parking area with Giant Eagle

This application was presented by Amy Hopkins of URBAN TERRAIN.

There was 1 proponent in this case:

Amy Hopkins
1616 McClure Rd
Monroeville, PA 15146

There were 0 opponents in this case.

A Motion was made by Mr. Duff to table the variance presented until preliminary plans have received approval from the Bethel Park Planning Commission and Council. Mr. Koch seconded the motion. Voting as follows: WILLETTS – yes, KANON – no, DUFF – yes, KOCH – yes. *Motion passed 3-1.*

Case #2850

APPLICANT: MUNICIPALITY OF BETHEL PARK

LOCATION: LOT & BLOCK #'S 475-J-175 and 475-J-179

SUBJECT: USE VARIANCES TO PERMIT A PARKING LOT WITHIN A BUFFER AREA AND TO PERMIT OFF-STREET PARKING NOT LOCATED ON THE SAME LOT WITH THE USE THEY ARE REQUIRED TO SERVE; DIMENSIONAL VARIANCE REQUESTS TO PERMIT A PARKING LOT WITHIN A BUFFER AREA, A REDUCED BUFFER AREA OF TEN-FEET (20-FEET REQUIRED), TO PERMIT A PARKING SURFACE OTHER THAN CONCRETE OR ASPHALT AND TO PERMIT PARKING IN A FRONT YARD AND SIDE YARD IF ABUTTING A STREET IN THE R-3 RESIDENTIAL ZONING DISTRICT.

SECTIONS: 69.38.9, 69.41.1, 69.35.4.3.a.b, 69.38.8

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is Lot & Block #'s 475-J-175 and 475-J-179. Current Zoning Classification is R-3 Single Family Residential District. Involved Ordinance or Legislative Act: Ord. 7-12-93A Sections: 69.38.9, 69.41.1, 69.35.4.3.a.b, 69.38.8

Variance Type: Use variances to permit parking within a buffer area; dimensional variances to permit parking within a buffer area, a reduced buffer area, and a parking surface other than concrete or asphalt, and to permit parking in a front and side yard if abutting a street.

The Zoning Hearing Board should grant the following relief: Permit parking within a buffer area, permit a reduced buffer area, permit an alternate parking surface, and permit parking in the front and side yard while abutting a street.

Applicant's Petition: The Municipality seeks dimensional variances in order to construct an overflow parking lot on the parcels identified as 475-J-175 and 475-J-179. The lot will serve the Community Center and the new Splash Park that is currently under construction.

Applicant's Arguments: The Municipality of Bethel Park is currently constructing a new Splash Park that is scheduled to open in late September 2023. IN anticipation of the needed parking, the Municipality has purchased two neighboring residential lots with the plan to construct a parking lot for patrons to use when the current Community Center lots reach maximum capacity.

The Community Center currently has enough parking for the indoor facilities, the lower football field and the new Park Avenue playground. Park Avenue is a secondary road that does not receive a lot of traffic. However, we do not want our residents parking along Park Avenue causing a safety issue.

Lots 475-J-175 and 475-J-179 are currently zoned as R-3. The lots on the adjoining sides are also zoned as R-3, the rear lots are zoned as C-2. A parking lot in a residential zone is allowed as a shared off-site parking for recreational uses.

The Municipality is currently in the process of consolidating lots 475-J-175 and 475-J-179 into one lot. This process will not be complete until after the July 3, 2023 ZHB hearing.

The parking lot surface is to be constructed using EZ Roll Grass Pavers. This is a turf reinforcement that allows vehicles to safely drive and park on a grass surface. We have previously used this surface at our Bethel Park Millennium Field emergency access entrance that is between Millennium Court and the park itself. This type of surface is not currently allowed for parking lots per the BP zoning ordinance. This type of surface, being that it is all grass, has less of an impact on a residential setting, and since it is considered pervious it does not need to meet the requirements for stormwater management. However, we are still planning to engineer and install an infiltration trench along the rear property line to control any kind of unusual rain event.

In order to install a parking lot that meets our ordinance requirements for aisle and stall widths we will need to encroach the required 20' buffer area by 10'. This will only be necessary along the property line next to 5156 Park Ave. The 20' buffer area requirement along 5168 Park Avenue will be met. This project will need to have Planning Commission approval, so all landscaping in the buffer areas will be installed according to the Planning Commission requirements and to the satisfaction of the adjoining property owners.

To meet the lighting requirements per the ordinance and to not create a nuisance to the neighboring properties, 48" high LED bollard lighting will be installed. The parking lot lighting will be set on a timer that will turn off when not in use. An example of type of lighting can be viewed at the USC Wiltshire Park overflow parking lot.

We are sure that the installation of this new Green and environmentally friendly parking lot will help give the Bethel Park residents a safe and enjoyable experience as they spend time at our Community Center facilities that include our new Splash Park.

This application was presented by:

Robert Hicks- Building Code Official

David Rudolph- Code Enforcement Officer

Susan Dolinar- Director of Public Works

Bob McTiernan of Tucker Arensberg- Solicitor

Gerald Harbison, Bethel Park Municipal Planner

Michael Rizzo, Bethel Park Director of Engineering

There was (1) proponent in this case:

Tim Moury- President of Bethel Park Council

There were no opponents in this case.

Voting was executed on the following matters as follows:

Confirmation of the Interpretation, Buffer Area Standards, Required Parking Setbacks:

A Motion was made by Mr. Duff to approve the presented. Mr. Kanon seconded the motion. Voting as follows: WILLETTS – *yes*, KANON – *yes*, DUFF – *yes*, KOCH – *yes*. *Motion passed unanimously.*

Voting was executed on the following matter as follows:

Parking Lot Surface:

A motion was made by Mr. Willetts to approve the variance presented. Mr. Duff seconded the motion. Voting as follows: KOCH – *yes*, KANON - *no*, DUFF – *yes*, WILLETTS – *yes*. *Motion passed 3-1.*

A motion was made by Mr. Kanon to approve the alternate request for a variance to be approved. Mr. Duff seconded the motion. Voting as follows: KOCH – *yes*, WILLETTS – *yes*, DUFF – *yes*, KANON - *yes*. *Motion passed unanimously.*

ADJOURNMENT: The meeting was adjourned at 9:20 P.M.