

ZONING HEARING BOARD MEETING

SUMMARY

AUGUST 7, 2023

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

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

ALSO PRESENT: VINCE KELLY, 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 July 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 Willetts to approve invoice received from Kim Simms-Strnisa in the amount of \$385 for attendance fee for the July 3, 2023, meeting. The Motion was seconded by Ms. Stewart. There was no discussion on the Motion. Roll was called and the Motion passed unanimously.

OLD BUSINESS:

1. **CASE NO. # 2849**
APPLICANT: AMY HOPKINS for URBAN TERRAIN, LLC
LOCATION: 5029 – 5055 LIBRARY RD
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

A Motion was made by Mr. Willetts to continue the variance presented to the September 5th, 2023 meeting. Ms. Stewart seconded the motion. KOCH – *yes*, KANON – *yes*, DUFF – *yes*, WILLETTS – *yes*, STEWART – *yes*. Motion passed unanimously, 5-0.

NEW BUSINESS:

Case #2851

APPLICANT: JAMES GROSE

LOCATION: 1270 PLANTATION DRIVE

**SUBJECT: DIMENSIONAL VARIANCE OF REQUEST TO PERMIT AN
ACCESSORY STRUCTURE (SHED) IN THE FRONT YARD OF A
CORNER LOT IN THE R-2 RESIDENTIAL ZONING DISTRICT.
SECTION 69.35.3.2**

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 1270 Plantation Drive. Current Zoning Classification is R-2 Residential. Involved Ordinance or Legislative Act: Ord. 7-12-93A Section: 69.35.3.2

Variance Type: Dimensional

The Zoning Hearing Board should grant the following relief: Permit an accessory structure (shed) to be placed in the front yard of a corner lot in the R-2 Residential Zoning District.

Applicant's Petition: Due to topographical issues and space restrictions within the confines of the zoning ordinance it is not possible to install a functional shed on site. The location would create safety issues for me as well. If placed according to the zoning ordinance, the shed would be on a steep hill with limited space for moveability of my riding mower. The shed will be as wide as the narrow space it is installed in, consequently, blocking traversing safely out of shed area.

Applicant's Arguments: Steep hill (location), safety, expensive, topographical issues.

This application was presented by Patricia Grose and Julie Grose.

There were no proponents in this case.

There was one opponent in this case:

Donna McCullough
1019 Sarvis Dr
Bethel Park, PA 15102

A Motion was made by Mr. Willetts to table the variance presented. Ms. Stewart seconded the motion. KOCH – yes, KANON – yes, DUFF – yes, WILLETTS – yes, STEWART – yes. Motion passed unanimously, 5-0.

Case #2852

APPLICANT: ZACH HUGHES

LOCATION: 3236 APACHE ROAD

**SUBJECT: DIMENSIONAL VARIANCE OF REQUEST TO PERMIT LOT
COVERAGE GREATER THAN TWENTY PERCENT FOR THE
PURPOSE OF INSTALLING AN ACCESSORY USE (POOL) IN THE
R-1 RESIDENTIAL ZONING DISTRICT.
SECTION 69.23.5**

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 3236 Apache Road. Current Zoning Classification is R-1 Residential. Involved Ordinance or Legislative Act: Ord. 7-12-93A Section: 69.23.5

Variance Type: Dimensional

The Zoning Hearing Board should grant the following relief: Permit lot coverage greater than twenty percent for the purpose of installing a pool in the R-1 Residential Zoning District.

Applicant's Petition: I am requesting a variance of 867 square feet to install a swimming pool. Due to the location of my house and shed I am in need of this additional footage. I have provided pictures to show the area where the pool would be located.

The swimming pool will fit into my existing backyard area. This is currently divided from my property line with a stone retaining wall. Additionally, I will be installing aluminum fencing around the perimeter of the backyard to fully enclose the pool area. This will not infringe or alter our property as it corresponds to neighboring properties. Any changes would not be noticeable in the current setup we have. I am including pictures and a survey of the property.

Applicant's Arguments: The variance requested is the least modification possible of the Zoning ordinance as 867 square feet is the least amount of additional footage I would need for the swimming pool.

This application was presented by Zach Hughes.

There were no proponents in this case.

There were no opponents in this case.

A Motion was made by Mr. Kanon to approve the variance as submitted. Mr. Duff seconded the motion. KOCH – yes, KANON – yes, DUFF – yes, WILLETTS – yes, STEWART – yes. Motion passed unanimously, 5-0.

ADJOURNMENT: The meeting was adjourned at 8:34 P.M.

