

ZONING HEARING BOARD MEETING

SUMMARY

MARCH 4, 2024

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

ROLL CALL: PRESENT: REGAN, WILLETS, 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 September 5, 2023 meeting. Mr. Duff made a motion to approve the minutes. The motion was seconded by Willetts. There was no further discussion on the Motion. Roll was called and the Motion passed unanimously.

COMMUNICATIONS: NONE

OLD BUSINESS: NONE

NEW BUSINESS:

Case # 2857

APPLICANT: JEFFREY FRIEDL – ATLAS SIGN & LIGHTING ON BEHALF OF COEN MARKETS INC.

LOCATION: 5281 LIBRARY ROAD

SUBJECT: DIMENSIONAL VARIANCE TO PERMIT A THIRD SIGN TO BE INSTALLED ON THE FRONT ELEVATION WHERE ONLY TWO SIGNS PERMITTED PER ELEVATION NOT TO EXCEED 10% IN THE C-2 COMMERCIAL ZONING DISTRICT SECTION 69.53D.B.3

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 5281 Library Road. Current Zoning Classification is C-2. Involved Ordinance or Legislative Act: Ord. 7-12-93A Section: 69.53D.B.3

Variance Type: Dimensional variance request of Jeffrey Friedl – Atlas Sign & Lighting

Applicant's Petition: The Zoning Hearing Board should grant the following relief: Only two signs permitted per elevation not to exceed 10%. We are requesting a third sign to be installed on the front elevation.

Applicant's Arguments:

This application was presented by We are requesting relief for a third sign on the front elevation of the building. This property has (3) distinct uses of the property. The first being a convenience store, the second a fueling station and the third would be a restaurant with full kitchen and indoor dining. We have properly identified the first two uses but being restricted per code only to have 2 signs per elevation. This leaves us no identity for the kitchen/restaurant use of the property. On the front elevation that we are requesting the third sign for we have approximately 60 more allowable square feet of signage. We are only requesting 12sqft of additional signage for the identification of the kitchen.

1# This property does have unique conditions of being located at the intersection of 4 manor roadways. Possibly one of the busiest intersections in the south hills. When at the intersection there is very little time to make a safe decision on how and where to enter. Signage plays a big part to direct the potential customers into the store and notify them of the services offered. 2# Having the congested nature of the busy intersection it is best to properly identify the services inside lessening the need of last minute decisions avoiding accidents no matter what business is in there will have the same issue. 5# The proposed signage totals 12sqft of sign measuring 10" high. The lettering is the minimal height of lettering to be visible from the roadways. Out of the existing 60sqft of allowable signage by code, we are only requesting 12 sqft.

There were no proponents in this case.

There was one opponent in this case:

Jeffrey Friedel – Atlas Sign & Lighting, 168 Saint Ives Way, Zelienople, PA 16063

A Motion was made by Mr. Willetts to approve the variance presented. Mr. Duff seconded the motion. Mr. Regan – yes, Mr. Willetts – yes, Mr. Duff – yes. Motion Passed 3-0.

OTHER: The vote for reorganization of ZHB Members is tabled until the April 1, 2024 meeting. A Motion was made by Mr. Willetts to approve the variance presented. Mr. Duff seconded the motion. REGAN – yes, WILLETTS – yes, DUFF – yes. Motion passed unanimously, 3-0.

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