

ZONING HEARING BOARD MEETING

SUMMARY

APRIL 1, 2024

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

ROLL CALL: PRESENT: STEWART, KANON, DUFF
ALSO PRESENT: VINCE KELLY, DAVE MONTGOMERY, KIM
STRNISA

APPROVAL OF SUMMARY:

1. Mr. Duff asked if there were any changes, additions, corrections and/or deletions to the summary of the March 4, 2024 meeting. Mr. Duff made a motion to approve the minutes. The motion was seconded by Ms. Stewart. 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. Duff to approve invoice received from Kim Simms-Strnisa in the amount of \$275 for attendance fee for the March 4, 2024 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: NONE

NEW BUSINESS:

Case #

APPLICANT: PATRICK & CYNTHIAA MAHON

LOCATION: 6416 CHURCHILL ROAD

**SUBJECT: DIMENSIONAL VARIANCES FROM ZONING ORDINANCE
SECTIONS 69.24.4.1 & 2 (YARD AREAS) TO MAINTAIN YARDS
LESS THAN THE REQUIRED 40-FOOT YARD AND 12.5-FOOT SIDE
YARD FOR ADDITIONS TO THE HOUSE ON THE PROPERTY
LOCATED AT 6416 CHURCHILL ROAD (LOT & BLOCK #888-1-128),
IN THE R-2 ONE FAMILY RESIDENTIAL ZONING DISTRICT.**

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved 6416 Churchill Road. Current Zoning Classification is R-2. Involved Ordinance or Legislative Act: Ord. 7-12-93A Section: 69.24.4.1 &2

Variance Type: Dimensional variances request of Patrick & Cynthia Mahon.

Applicant's Petition: Dimensional Variance Request - We are requesting a 7-foot variance for our south property line to accommodate an attached garage. Minimum front yard setback is 40-ft. Current setback measures at 33-ft.

Applicant's Arguments:

The front of our property line sits adjacent to a shared private driveway. This is not a main thoroughfare. This will not create any safety issues. The improvements will add value to our home. The aesthetic of the neighborhood will not be changed. The distance to Churchill Rd is 448 feet. We have made significant upgrades to the property since taking ownership, increasing the property value.

1. Prior to us taking ownership our lot was part of a larger lot that was subdivided unevenly into 6 different parcels. Ours is the smallest.
3. We are the second owners of the property and the placement of the house on the land did not leave us many options for an attached garage.
5. Yes, the attached garage only requires a minimal setback variance of 7-feet. This does not alter the character of the property or the neighborhood.

This application was presented by Patrick & Cynthia Mahon, 6416 Churchill Road.

There were no proponents in this case:

There were no opponents in this case:

A Motion was made by Mr. Duff to approve the variance presented. Ms. Stewart seconded the motion. Mr. Duff (yes), Ms. Stewart (yes), Kanon (yes). Motion pass 3-0.

ADJOURNMENT: The meeting was adjourned at 7:55 P.M.