

ZONING HEARING BOARD MEETING

SUMMARY

AUGUST 5, 2024

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

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

ALSO PRESENT: VINCE KELLY, DAVID 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 April 1, 2024 meeting. There was no further discussion on the approval of the minutes. Roll was called and there was not an approval of the minutes.

COMMUNICATIONS:

1. Invoice from Kim Simms-Strnisa – A Motion was made by Mr. Koch to approve invoice received from Kim Simms-Strnisa in the amount of \$275 for attendance fee for the April 1, 2024 meeting. The Motion was seconded by Ms. Stewart. There was no discussion on the Motion. Roll was called and the Motion passed unanimously.
2. Invoices from David Montgomery – A Motion was made by Mr. Koch to approve invoices received from David Montgomery in the amount of \$252 and \$156 for professional fees for the ZHB findings and conclusions on April 1, 2024. The Motion was seconded by Ms. Stewart. There was no discussion on the Motion. Roll was called and the Motion passed unanimously.
3. Reorganization of ZHB members to be kept the same as the previous year. Members voted unanimously.

Steven M. Regan – Chairman
Charles G. Koch – Vice Chairman
Carol Stewart - #3
T. J. Willetts - #4
John Kanon - #5
Dan Duff – (Alternate)

OLD BUSINESS: NONE

NEW BUSINESS:

Case # 2858

APPLICANT: ST. THOMAS MOORE HOUSING, INC.

LOCATION: 1000 OXFORD DRIVE

SUBJECT: VARIANCES TO CONSTRUCT ADDITIONAL OFF-STREET PARKING BY EXPANDING THE EXISTING PARKING LOTS FOR THE APARTMENT BUILDING KNOWN AS ST. THOMAS MORE MANOR LOCATED AT 1000 OXFORD DRIVE. THE APPLICANT IS REQUESTING A USE VARIANCE TO ZONING ORDINANCE SECTION 69.38.8 TO EXPAND THE NON-CONFORMING FRONT YARD PARKING LOT TO BE CLOSER TO OXFORD DRIVE AND A DIMENSIONAL VARIANCE TO EXCEED THE 15% MAXIMUM PERCENT OF LOT COVERAGE OF SECTION 69.26.5 TO PERMIT ADDITIONAL IMPERVIOUS SURFACE BEYOND THE CURRENT LOT COVERAGE OF 26.2%. THE PROPERTY IS ZONED R-4 MULTI-FAMILY RESIDENTIAL IN WARD 8. TAX PARCEL ID: 0394-D-00175-0000-00.

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 1000 Oxford Drive. Current Zoning Classification is R-4. Involved Ordinance or Legislative Act: Ord. 7-12-93A Sections: 69.38.8 and 69.26.5

The Zoning Hearing Board should grant the following relief:

- 1) Request 3.27' front yard for additional parking.
- 2) Request 10' side yard for additional parking.
- 3) Request 5' rear yard for additional parking.

The existing parking lots are currently non-conforming. We feel the additional parking will not hinder the surrounding establishments. The hardship has not been created by the applicant.

Applicant's Petition: In response to your request, we are submitting a narrative as to why St. Thomas More Manor wishes to enlarge its parking area.

St. Thomas More Manor is a governmental subsidized senior housing facility for low-income elderly. The 100-unit property was erected in 1981. The property currently has 45 parking spaces, of which 3 are handicapped accessible. The current parking can only accommodate 45% of our residents.

In recent years the demographics of our residents has changed. More residents own cars and are continuing to drive. Also, many of our residents have aids that come to tend to some of the daily living

needs. Also, the property often has visitors. These visitors may be family members of residents or persons applying for housing.

We currently have residents that are on a waiting list for parking spaces. We have reduced the number of visitor parking spaces to accommodate them. However, the need for more parking continues to be quite problematic.

The board of directors of St. Thomas More has unanimously made the decision to enlarge the parking areas using the un-used green space at the front of the property. It is currently a green space, but we have more than enough green space at the rear of the building. There is a patio, gardens, gazebo and trees in the rear of the building.

We sincerely hope that you will grant us permission to proceed with the parking area enlargement. It is a necessity so that we can provide our residents with a safe area for them or park. Currently, some of the residents are parking their cars in the church parking lot and must walk on foot to get to their vehicles.

Thank you for your kind consideration.

Applicant's Arguments:

- 1) This is the only land available to expand the parking lots for the safety of the residents.
- 5) This will help with additional parking for the residents.

This application was presented by Kim Gales, 2204 Brownsville Road, Pittsburgh, PA 15227.

There were no proponents in this case:

There were no opponents in this case:

A Motion was made by Mr. Koch to approve the variance presented. Ms. Stewart seconded the motion. REGAN – yes, WILLETS – yes, KOCH – yes, STEWART – yes, KANON – no. Motion passed 4-1.

Case # 2859

APPLICANT: COOL SPRINGS ASSOCIATES – DAVID MEMO

LOCATION: 3001 COOL SPRINGS DRIVE

SUBJECT: DIMENSIONAL AND USE VARIANCES FROM ZONING ORDINANCE SECTIONS 69.25.1.c.i & ii (FENCES & WALLS) TO ERECT A SIX-FOOT-TALL PRIVACY FENCE THAT EXCEEDS THE 4-FOOT MAXIMUM HEIGHT AND TYPE OF FENCING PERMITTED IN THE FRONT YARD OF THE KIDDIE ACADEMY DAYCARE LOCATED AT 3001 COOL SPRINGS DRIVE. THE PROPERTY IS

**ZONED R-3 ONE FAMILY RESIDENTIAL IN WARD 5. TAX PARCEL
ID NO. 0316-E-00010-0000-00.**

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 3001 Cool Springs Drive. Current Zoning Classification is R-3. Involved Ordinance or Legislative Act: Ord. 7-12-93A Section: 69.25.1.c.i & ii

Applicant's Petition: The applicant requests a six-foot privacy fence be allowed around the playground area.

Applicant's Arguments: Kiddie Academy located at 3001 Cool Springs Drive is a daycare serving children from infant to twelve years old. The exterior of the facility currently has a playground with a compliant four-foot-high fence. However, over the past year there have been multiple instances of people entering the playground facility after hours. This has caused damage to equipment but more importantly it has highlighted a security issue for the children during the day. Cool Springs is requesting, on behalf of its tenant, that a six-foot high privacy fence be permitted at the location. This would prevent people being able to scale the fence easily as well as visually shielding the children from the cars coming through the main drive and around the turn around at the main drop off entrance.

A fence of this height would not alter any characteristics of the property as there is currently a wide variety of construction types present. The color of the fence would tie into the color scheme of the existing building allowing this fence to be visually appropriate for the structure.

This application was presented by: N/A

There were no proponents in this case:

There were no opponents in this case:

A Motion was made by Mr. Koch to table the variance presented until the September 3, 2024 meeting because of no representation. Mr. Willetts seconded the motion. REGAN – yes, WILLETS – yes, KOCH – yes, STEWART – yes, KANON – yes. Motion tabled 5-0.

ADJOURNMENT: The meeting was adjourned at 8:00 P.M.