

ZONING HEARING BOARD MEETING

SUMMARY

SEPTEMBER 3, 2024

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

ROLL CALL: PRESENT: REGAN, KOCH, STEWART, KANON, 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 August 5, 2024 meeting. Mr. Kanon made a motion to approve the minutes. The motion was seconded by Mr. Duff. 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. Koch to approve invoice received from Kim Simms-Strnisa in the amount of \$275 for attendance fee for the August 5, 2024 meeting. The Motion was seconded by Mr. Kanon. There was no discussion on the Motion. Roll was called and the Motion passed unanimously.

OLD BUSINESS: 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 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: David Memo, 1290 Morrow Road, Pittsburgh, PA 15241.

There were no proponents in this case:

There were no opponents in this case:

A Motion was made by Mr. Koch to grant the variance presented as requested. Mr. Kanon seconded the motion. REGAN – yes, KOCH – yes, STEWART – yes, KANON – yes. DUFF – yes. Motion was approved 5-0.

NEW BUSINESS:

Case # 2860

APPLICANT: GREYFOX SERVICES

LOCATION: 4800 LIBRARY ROAD

SUBJECT: REQUESTING VARIANCES TO MODIFY THE EXISTING 5' X 8' FREESTANDING SIGN LOCATED AT 4800 LIBRARY ROAD BY REPLACING THE SOUTH BOUND FACE WITH AN ELECTRONIC MESSAGE CENTER (EMC) SIGN. THE APPLICANT IS REQUESTING USE AND DIMENSIONAL VARIANCES TO ZONING ORDINANCE

**SECTION 69.53D.1.1.c & m VIA SECTION 69.53D.1.2.a
TO INSTALL AN EMC SIGN FOR A LAND USE AND SIGN TYPE
NOT PERMITTED TO HAVE DIGITAL SIGNS IN A C-1 ZONE AND
TO EXCEED THE 32 SQUARE FOOT MAXIMUM SIZE PERMITTED
FOR AN EMC SIGN, 40 SQUARE FEET PROPOSED. THE
PROPERTY IS ZONED C-1 COMMERCIAL IN WARD T. TAX
PARCEL ID: 317-P-257
SECTIONS: 69.53.D.1.1.c & m – 69.53D.1.2.a**

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 4800 Library Road. Current Zoning Classification is C-1. Involved Ordinance or Legislative Act: Ord. 7-12-93A Section: 69.53D.1.1.c & m and 69.53D.1.2.a

Variance Type:

The applicant is requesting use and dimensional variances to zoning ordinance section 69.53D.1.1.c & m via section 69.53D.1.2.a to install an EMC sign for a land use and sign type not permitted to have digital signs in a C-1.

Applicant's Petition: The Zoning Hearing Board should grant the following relief: To modify the existing 5' x 8' freestanding sign located at 4800 Library Road by replacing the south bound face with an electronic message center (EMC) sign.

This application was presented by Buddy Swisshelm, 4513 Hilty Road, Murrysville, PA 15668.

There were no proponents in this case:

There were no opponents in this case:

A Motion was made by Mr. Duff to deny the variance presented. Mr. Koch seconded the motion. REGAN – *no*, KOCH – *no*, STEWART – *no*, KANON – *no*, DUFF – *no*. Motion was denied 5-0.

ADJOURNMENT: A Motion was made by Mr. Koch to adjourn the meeting. Mr. Kanon seconded the motion. The meeting was adjourned at 8:15 P.M.