

ZONING HEARING BOARD MEETING

SUMMARY

NOVEMBER 4, 2024

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

ROLL CALL: PRESENT: WILLETTS, KOCH, 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 September 3, 2024 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 Mr. Willetts to approve invoice received from Kim Simms-Strnisa in the amount of \$275 for attendance fee for the September 3, 2024 meeting. The Motion was seconded by Mr. Kanon. There was no discussion on the Motion. Roll was called and the Motion passed unanimously.
2. Invoice from David Montgomery – A Motion was made by Mr. Willetts to approve an invoice received from David Montgomery in the amount of \$457 for professional fees for the ZHB findings and conclusions on September 3, 2024. The Motion was seconded by Mr. Kanon. There was no discussion on the Motion. Roll was called and the Motion passed unanimously.

OLD BUSINESS: NONE

NEW BUSINESS:

Case # 2861 ANNOUNCEMENT TO WITHDRAWL THEIR APPLICATION

APPLICANT: DOGWOOD CHARTER SCHOOL AND BETHANY LUTHERAN CHURCH
LOCATION: 5302 MADISON AVENUE
SUBJECT: APPEAL OF ZONING OFFICER DETERMINATIONS & LOT AREA
VARIANCE REQUESTED TO OCCUPY A PORTION OF THE PROPERTY

**AS A PUBLIC K-8 CHARTER SCHOOL APPLICATION WAS
WITHDRAWN**

Case # 2862

APPLICANT: FLORA PARK GARDEN CENTER LLC – RANDY STETOR
LOCATION: 30 CORRIGAN DRIVE
**SUBJECT: USE VARIANCE REQUESTED TO ESTABLISH A RETAIL
ICE CREAM SHOP IN A VACANT BUILDING**

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 30 Corrigan Drive. Involved Ordinance or Legislative Act: Ord. 7-12-93A Section: 69.34.1 – Permitted uses in the Conservation District.

Variance Type: Use from conservation to retail. A small building in the parking lot of the old VIP on Corrigan Drive. The conservation zoning does not allow us to operate in the building in front of our Garden Center. We would need a variance to commercial to proceed with our plan.

The Zoning Hearing Board should grant the following relief: Four years ago, a variance was approved, at the request of Flora Park Garden Center, to allow a retail garden center to operate in a vacant space within the county park. A variance was also approved for the building in front, but it was never used. We seek a new variance to operate an ice-cream shop selling Penn State Creamery products.

Applicant's Petition: Flora Park Garden Center was created 4 years ago as a result of an approved variance adjacent to the Wood's Cafe building. Since the board's decision, we have fulfilled all of our initial goals that we agreed to in the variance process, and we believe we have been great stewards of the property.

- 1) We have created a family friendly space from a vacant county lot which welcomes over 50,000 visitors/customers each year.
- 2) All of our activities are free to the public including numerous kids events, free food trucks and live music throughout the season.
- 3) We offer onsite education seminars to schools, clubs and the public through our partnership with Phipps Conservatory and Penn State Master Gardeners.
- 4) We are a benefactor to dozens of schools and nonprofits including The Allegheny County Parks Foundation.
- 5) To date, we have created over 100 full/part time jobs, almost exclusively to Bethel Park residents.

Our proposal: To enhance the experience of park visitors and customers alike, we would like to open Scoop Flora Park, a seasonal ice cream shop located in the unused building. Variance was granted 4 years ago to the Bethel Park Sub Shop; however, the owner never opened, and the zone reverted back to conservation. The building has remained unoccupied.

Applicant's Arguments:

The new Scoop shop will serve ice cream exclusively from the Penn State Berkey Creamery. It will have outdoor seating on the back patio and will be accessible from within and outside Flora Park Garden

Center. As with Flora, Scoop will play a prominent role in the community from job creation, school fundraising and club sponsorship, among other initiatives.

Our current variance includes the property directly behind the building. We are seeking to extend our variance (or create a new variance) that would include the building.

Flora Park Garden Center has become an integral part of the Bethel Park community and the South Hills community at large. We believe this addition of an Ice Cream Shop serving Penn State Berkey Creamery will be overwhelmingly accepted by the community. We ask that you support this variance.

This application was represented by Randy Stetor, 1510 Scenery Ridge Drive, Pittsburgh, PA 15241.

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 presented. Mr. Duff seconded the motion. *Mr. Willetts – yes; Mr. Koch yes; Mr. Kanon yes; Mr. Duff yes.* Motion passed 4-0.

Case # 2863

APPLICANT: ALEKSANDR SHEYKO

LOCATION: 2808 OAK STREET

**SUBJECT: SETBACK & LOT COVERAGE VARIANCES REQUESTED TO
CONSTRUCT AN ADDITION TO THE EXISTING HOME**

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 2808 Oak Street. Involved Ordinance or Legislative Act: Ord. 7-12-93A Section: 69.25.5 lot coverage; 69.25.4.1 front yard setback (rear to Cedar); 69.25.4.2 side yard setback.

Variance Type: Setback & lot coverage variances requested to construct an addition to the existing home.

Applicant's Petition:

- 1) To improve the quality of the property usage.
- 2) To make reasonable use of the property.
- 3) To improve the appearance of the property.
- 4) To use the property in similar way as neighboring properties.

Applicant's Arguments:

- 1) Under-sized lot.
- 2) Physical location of utilities.

- 3) Not for standard-sized garage, lot size is existing.
- 4) Neighboring houses also have addition.
- 5) Garage and addition are standard sized for ordinary usage.

This application was presented by Luda Sheyko, 357 Dale Road, Bethel Park, PA 15102.

There was one proponent in this case: Leta Nixon, 2813 Oak Street, Bethel Park, PA 15102

There were no opponents in this case:

A Motion was made by Mr. Willetts to approve the variance presented. Mr. Duff seconded the motion.
Mr. Willetts – yes; Mr. Koch – yes; Mr. Kanon-yes; Mr. Duff-yes. Motion passed 4-0.

OTHER BUSINESS: Board Approved the 2025 ZHB Meeting Dates

ADJOURNMENT: The meeting was adjourned at 8:10 P.M.