

ZONING HEARING BOARD MEETING

SUMMARY

FEBRUARY 3, 2025 - Amended

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

ROLL CALL: Present: Duff, Kanon, Regan, Stewart

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 January 6, 2025. 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. Kanon to approve invoice #010625BPZ in the amount of \$295 for an attendance fee for the January 6, 2025 meeting. The motion was seconded by Mr. Duff. There was no further discussion on the motion. Roll was called and the motion passed unanimously.
2. Invoice from David Montgomery – A motion was made by Mr. Kanon to approve invoice #3239 in the amount of \$468 for Solicitor services provided from 12/03/2024 to 01/22/2025. The motion was seconded by Mr. Duff. There was no further discussion on the motion. Roll was called and the motion passed unanimously.

Case #2867

APPLICANT: CHRIS & RENEE KRAJCI

LOCATION: 2631 BROAD STREET

SUBJECT: DIMENSIONAL VARIANCE TO THE FRONT YARD SETBACK TO
ALLOW FOR A GARAGE ADDITION

It is hereby requested that the Zoning Hearing Board to hear an application for a variance. The land involved is 2631 Broad Street. **Current Zoning Classification:** R-1 **Involved ordinance or Legislative Act:** Ord. 7-12-93A **Section:** 23.5

Variance Type:

An 8.35' variance is requested to create a 41.65 setback along Orchard Avenue to allow for a garage addition.

Applicant's Petition:

The existing lot is configured in a way that any additional improvements to the eastern side of the lot would interfere with the front building line due to the angle of the existing house.

Additionally, the existing driveway for the lot is on the western side of the house between the house and Orchard Drive. Locating the proposed garage addition on the same side of the house as the existing driveway allows for the minimum impact to the lot to occur by not creating additional driveway access points on the existing roadways or adding unnecessary paving when the existing drive could be used. The new addition was sized to allow for the needed use but as narrowly as possible and was slid behind the existing house to minimize yard impacts as much as possible while still allowing function of the addition. This was also taken into consideration when looking at the coverage impact to the existing lot. We have proposed the smallest structure that can accommodate the use and located it to be as minimally invasive as possible.

Applicant's Arguments:

The lot width in conjunction with the angle and placement of the existing dwelling on the lot will make the proposed addition encroach on a building line no matter where it is proposed, this plan requires the least modification to the ordinance to conform.

Relevant Factors:

The subject property has an existing garage. The applicant testified that the variance for the encroachment into the front yard setback was sought in order to construct an additional garage large enough to park oversized recreational vehicle(s). The applicant failed to present a rendering of the proposed garage or precise dimensions showing the size, height and mass of the proposed garage that would encroach into the existing setback.

The application was presented by Brandon Wiltrout from Gibson Thomas Engineering Co.

Proponents: Alice Martin

5067 Orchard Avenue
Bethel Park, PA 15102

Opponents: Brian Kelly

2621 Summit Street
Bethel Park, PA 15102

Opponents Testimony:

Brian Kelly of 2621 Summit Street objected to the variance and testified that the neighborhood had consistent 50' front yard setbacks for corner lots and that the proposed encroachment into the front yard setback for the Subject Property would have a detrimental effect on the uniform layout of the neighborhood.

A motion was made by Mr. Duff to approve the case #2867. Ms. Stewart seconded the motion. DUFF – *no*, KANON – *no*, REGAN – *yes*, STEWART – *no*. Motion denied 3-1.

A motion was made by Mr. Duff to adjourn the meeting. Mr. Kanon seconded the motion.
DUFF – *yes*, KANON – *yes*, REGAN – *yes*, STEWART – *yes*. Motion passed 4-0

ADJOURNMENT: The meeting was adjourned at 8:20 pm.