

# **ZONING HEARING BOARD MEETING**

## **SUMMARY**

**April 7, 2025**

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

**ROLL CALL:** Present: Kanon, Regan, Stewart, Willets

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 March 3, 2025. There were none.

Mr. Kanon 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. Willets to approve invoice #030325BPZ in the amount of \$295 for an attendance fee for the March 3, 2025 meeting. The motion was seconded by Mr. Kanon. There was no further discussion on the motion. Roll was called and the motion passed unanimously.
2. Invoice from The Montgomery Law Firm – A motion was made by Mr. Willets to approve invoice #3251 for work done in January and February 2025. The motion was seconded by Mr. Kanon. There was no further discussion on the motion. Roll was called and the motion passed unanimously.

### **Case #2868**

**APPLICANT:** LUCIUS STEIMER

**LOCATION:** 4840 RITTENHOUSE ROAD

**SUBJECT:** DIMENSIONAL VARIANCE TO THE SIDE YARD SETBACK TO  
ALLOW FOR A GUEST HOUSE/ACCESSORY BUILDING

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 4840 Rittenhouse Road. **Current Zoning Classification:** R-3 **Involved ordinance or Legislative Act:** Ord. 7-12-93A **Section:** 69.25.4

**Variance Type:**

A 5ft variance is requested to create a 5ft setback from the left side of the property line. Current code requires a 10ft setback.

**Applicant's Petition:**

Asking to lift the 10ft minimum build for an accessory building. It should be granted as it doesn't affect any other neighboring land and the 5ft would be against an unused easement. This easement may be closed in the future. The surrounding neighbors also use this 5ft setback for their garage and I should be granted the same use.

**Applicant's Arguments:**

The applicant had no new arguments to present.

The application was presented by Lucius Steimer.

**Relevant Factors:**

Questions were raised at the March 3, 2025 ZHB regular meeting as to whether the unopened paper street known as South Alley located adjacent to the proposed guest house would affect the calculation of the required setback and whether to apply the 10' setback under the Zoning Ordinance or the 5' setback provided in the original Plan of Lots.

The Zoning & Hearing Board Solicitor, David Montgomery, presented the following facts:

- The proper dimension to be used when it is unopened is the actual property line and not the center of the paper street.
- Also, if the plan itself shows a building line of 5', the Zoning Code provides where there is a conflict between the Zoning Code and plans that precede the adoption of the Zoning Code, that the Zoning Code would prevail. So, the applicant should be denied the variance on the grounds that no other evidence of hardship was shown by the applicant.

A motion was made by Mr. Kanon to approve case #2868. Ms. Stewart seconded the motion. KANON – *no*, REGAN – *no*, STEWART – *no*, WILLETS – *abstained*. Motion denied 3-0.

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

ADJOURNMENT: The meeting was adjourned at 7:45 pm.