

# **ZONING HEARING BOARD MEETING**

## **SUMMARY**

**May 5, 2025**

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

**ROLL CALL:** Present: Kanon, Koch, Willets

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 April 7, 2025. There were none.

Mr. Willets 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. Willets to approve invoice #040725BPZ in the amount of \$295 for an attendance fee for the April 7, 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 #3284 for work done from 03/03/2025 through 04/09/2025 in the amount of \$897. The motion was seconded by Mr. Kanon. There was no further discussion on the motion. Roll was called and the motion passed unanimously.

### **Case #2870**

**APPLICANT:** JAMES THOMAS MOORE

**LOCATION:** 317 LOGAN ROAD

**SUBJECT:** DIMENSIONAL VARIANCE TO CONSTRUCT A NEW DECK AND  
ENCLOSE AN EXISTING PORCH

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 317 Logan Road. **Current Zoning Classification:** M **Involved ordinance or Legislative Act:** Ord. 7-12-93A **Section:** 69.25.4.2

**Variance Type:**

An almost 10ft variance is requested to create a setback of less than 1ft from the left side of the property line. Current code requires a 10ft setback.

**Applicant's Petition:**

Asking to lift the 10ft minimum setback for an addition of a new deck and the enclosure of an existing porch. The variance should be granted because the house is not even closely aligned with the side yard property lines. The applicant tried trading some property with Logan Park Homeowners Group but was turned down. They are content with just using the back end of the lot. They did agree that they have no problem with the deck being built right up to the property line. It is an open field, and there are no other options.

**Applicant's Arguments:**

The position of the house in the lot is a unique circumstance. It looks good from the street but does not fit in the lot very well. The side property lines are not radial to the street, and it creates an irregularly shaped lot.

To keep the new deck in alignment with the house, this is the least that can be done.

The application was presented by James Thomas Moore.

**Proponents:** None

**Opponents:** Jenny Nikolova

302 Kendall Lane

Bethel Park, PA 15102

A motion was made by Mr. Kanon to continue case #2870 to address the distance from the enclosed porch to the property line and to move the proposed new deck 2 ft back from the property line until the June 2, 2025 ZHB meeting. Mr. Willets seconded the motion. KANON – yes, KOCH – yes, WILLETS – yes. Motion passed 3-0.

A motion was made by Mr. Willets to adjourn the meeting. Mr. Kanon seconded the motion. KANON – yes, KOCH – yes, WILLETS – yes. Motion passed 3-0

ADJOURNMENT: The meeting was adjourned at 8:30 pm.