

ZONING HEARING BOARD MEETING

SUMMARY

August 4, 2025

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

ROLL CALL: Present: Duff, 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 the July 7, 2025 meeting. There were none.

Mr. Willets 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. A motion was made by Mr. Willets to approve invoice #070725BPZ in the amount of \$675 from Simms Strnisa Court Reporting, invoice #060225BPZtr in the amount of \$409.50 from Simms Strnisa Court Reporting, invoice #3291 in the amount of \$684 from Montgomery Law Firm, and invoice #3292 in the amount of \$1,116 from Montgomery Law Firm. The motion was seconded by Ms. Stewart. There was no further discussion on the motion. Roll was called and the motion passed unanimously.

Case #2876

APPLICANT: ANTHONY CAPOZZOLI

LOCATION: 24 WINDSOR PLACE

SUBJECT: DIMENSIONAL VARIANCE TO CONSTRUCT A SECOND DRIVEWAY

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 24 WINDSOR PLACE. **Current Zoning Classification:** R-3 **Involved ordinance or Legislative Act:** Ord. 7-12-93A **Section:** 69.39.2.4.

Variance Type: Dimensional

Request to build a second driveway from the end of Windsor Place to a future garage on the left side of the house and to the right of the fence.

Applicant's Petition:

The lot is a unique shape with a right-of-way on three sides. The driveway will be at the end of a short dead-end street and will not affect any car or pedestrian traffic or any other driveway. The current driveway does not connect to a roadway.

Applicant's Arguments:

There are at least 14 other homes in Bethel Park that have 2 driveways. Included with the application are the signatures of 13 neighbors to the property who have no issue with the variance being granted. The request is a reasonable use of land

The application was presented by Anthony Capozzoli.

Proponents: None

Opponents: None

A motion was made by Mr. Kanon to approve case #2876 as presented. Ms. Stewart seconded the motion. DUFF – *yes*, KANON – *yes*, REGAN – *yes*, STEWART – *yes*, WILLETS – *yes*. Motion passed unanimously.

A motion was made by Mr. Kanon to nominate Steve Regan as the new legal counsel for the Bethel Park Zoning Hearing Board subject to the Bethel Park Municipal Council approval. Ms. Stewart seconded the motion. DUFF – *yes*, KANON – *yes*, REGAN – *abstained*, STEWART – *yes*, WILLETS – *yes*. Motion passed.

A motion was made by Mr. Kanon to adjourn the meeting. Ms. Stewart seconded the motion. DUFF – *yes*, KANON – *yes*, REGAN – *yes*, STEWART – *yes*, WILLETS – *yes*. Motion passed unanimously.

ADJOURNMENT: The meeting was adjourned at 8:00 pm.