

ZONING HEARING BOARD MEETING

SUMMARY

September 2, 2025

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

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

Also Present: Vince Kelly, Dave Montgomery, Kim Strnisa

REORGANIZATION OF THE ZONING HEARING BOARD:

1. A motion was made by Mr. Duff to elect Mr. Willetts as Chairman, Mr. Koch as Vice Chairman, and Ms. Stewart as the Secretary of the ZHB. The motion was seconded by Mr. Kanon. Roll was called and the motion passed unanimously.

APPROVAL OF SUMMARY:

1. Mr. Willetts asked if there were any changes, additions, corrections and/or deletions to the summary of the August 4, 2025 meeting. There were none.

Ms. Stewart made a motion to approve the minutes. The motion was seconded by Mr. Duff. There was no further discussion on the motion. Roll was called and the motion passed unanimously.

COMMUNICATIONS:

1. A motion was made by Mr. Kanon to approve invoice #080425BPZ in the amount of \$295 from Simms Strnisa Court Reporting, and invoice #3293 in the amount of \$660 from Montgomery Law Firm. The motion was seconded by Mr. Duff. There was no further discussion on the motion. Roll was called and the motion passed unanimously.

Case #2877

APPLICANT: SPIRIT HALLOWEEN STORE

LOCATION: 4000 OXFORD DRIVE

SUBJECT: DIMENSIONAL VARIANCE TO EXCEED THE AMOUNT OF WINDOW COVERAGE ALLOWED IN ORDER TO ADVERTISE A BUSINESS

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 4000 OXFORD DRIVE. **Current Zoning Classification:** C-2 **Involved ordinance or Legislative Act:** Ord. 7-12-93A **Section:** 69.53D.2.

Variance Type: Dimensional

Request to exceed window coverage allowance for a store sign.

Applicant's Petition:

Seeking a variance due to the hardship created by the difference in wall mounted vs. window covered sign ordinances. The storefront is made up of almost entirely windows and a variance is requested to use more window space to advertise the business.

Applicant's Arguments:

Storefront is made up of majority of windows with little wall space for mounting signs. Proposed sign was reduced from covering all of the windows to the image presented.

The application was presented by Joshua Blom

Proponents: None

Opponents: None

A motion was made by Ms. Stewart to approve case #2877 with the condition that the signs can only be applied from August through January 15th to coincide with the lease of the Spirit Halloween and Christmas Store. Mr. Kanon seconded the motion. DUFF – *yes*, KANON – *yes*, STEWART – *yes*, WILLETTS – *no*. Motion passed.

A motion was made by Mr. Kanon to adjourn the meeting. Mr. Duff seconded the motion. DUFF – *yes*, KANON – *yes*, STEWART – *yes*, WILLETTS – *yes*. Motion passed unanimously.

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