

# ZONING HEARING BOARD MEETING

## SUMMARY

January 6, 2026

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

**ROLL CALL:** Present: Duff, Dzura, Gray, Kanon, Koch, Willetts

Also Present: Vince Kelly, Steve Regan, Jamie Belfiore

### APPROVAL OF SUMMARY:

1. Mr. Willetts asked if there were any changes, additions, corrections and/or deletions to the summary of the November 3, 2025 meeting. There were none.

Mr. Koch made a motion to approve the minutes. The motion was seconded by Mr. Duff. There was no further discussion on the motion. DUFF – *yes*, GRAY – *yes*, KANON – *yes*, KOCH – *yes*, WILLETTS – *yes*. Motion passed.

### COMMUNICATIONS:

1. A motion was made by Mr. Duff to approve invoices from Simms Strnisa Court Reporting (#090225BPZ dated 11/18/2025 in the amount of \$295, #110325BPZ dated 11/18/2025 in the amount of \$295 for a total of \$590) and invoices from Steptoe & Johnson (#1212139 dated 09/05/2025 in the amount of \$295, #1212140 in the amount of \$649, #1212141 dated 09/05/2025 in the amount of \$472, #1217996 dated 10/09/2025 in the amount of \$541, #1217997 dated 10/09/2025 in the amount of \$1,597.50, and #1217998 dated 10/09/2025 in the amount of \$1,037.90 for a total of \$4,592.40). The motion was seconded by Mr. Kanon. There was no further discussion on the motion. DUFF – *yes*, GRAY – *yes*, KANON – *yes*, KOCH – *yes*, WILLETTS – *yes*. Motion passed.

### Case #2879

**NAME:** Nathan Ward of Signs N At, LLC on behalf of Holy Smokes and Vapes, LLC

**LOCATION:** 4846 Library Road

**SUBJECT:** Use Variance to exceed the 50% of glazing space allowed for window signage and to the design of signage as it relates to communicating information.

It is hereby requested that the Zoning Hearing Board hears an application for a variance. The property involved is 4846 Library Road. **Current Zoning Classification:** C-1 **Involved ordinance or Legislative Act:** Ord. 7-12-93A **Section:** 69.53D.1.2.g

**Variance Type:** Use

Request to exceed the 50% of glazing space allowed for window signage.

**Applicant's Petition:**

Request the use of professionally printed and installed graphics to cover product and also areas of the store which are not meant for customer viewing (e.g. offices).

**Applicant's Arguments:**

Theft is a major concern for vape shops and other retail establishments. From 2021 to 2023 retail theft offenses in PA increased by 53%. Additionally, in 2021, a report from the US Chamber of Commerce ranked PA as having the highest rate of organized retail theft loss in the nation with an average of \$430 in stolen goods per resident. This particular location, with an exterior comprised almost exclusively of full-height curtain wall glass panels does not provide for much privacy and there is little to prevent potential thieves from performing surveillance activities from outside of the business. Requesting to reduce the amount of visibility into the business using professionally produced and installed materials for both practical and aesthetic reasons.

This particular storefront consists of nearly 100% full height glass curtain wall. It would not be practical to remove the windows or perform other construction activities to reduce visibility into the business and deter crime. Other options such as paper over the windows or curtains would not be aesthetically pleasing and would alter the essential character of the neighborhood.

The application was presented by Nathan Ward of Signs N At, LLC

**Proponents:** None

**Opponents:** Joe Janosik (as a resident)

4314 Anna Street

Jim Jenkins (as a resident)

5658 Kings School

The applicant requested that their case be tabled until the February 2, 2026 ZHB meeting to be able to present more/different information. A motion was made by Mr. Kanon to table case #2879 until the February 2, 2026 ZHB meeting. Mr. Koch seconded the motion. DUFF – *yes*, GRAY – *yes*, KANON – *yes*, KOCH – *yes*, WILLETTS – *no*. Motion passed.

**Case #2880**

**NAME:** Clean Express Auto Wash

**LOCATION:** 5100 Library Road

**SUBJECT:** Zoning variance to allow for the placement of outdoor vacuum structures along the front face of the building.

It is hereby requested that the Zoning Hearing Board hears an application for a variance. The property involved is 5100 Library Road. **Current Zoning Classification:** C-2 **Involved ordinance or Legislative Act:** Ord. 7-12-93A **Section:** 69.35.3.2

**Variance Type:** Zoning

Request to allow outdoor vacuum structures along the front face of the building.

**Applicant's Petition:**

Requesting a variance to allow for the vacuum structures to be located along the front face of the building. For this project, the existing building is to remain and the building has two front yards, as the parcel is located at the corner of Library Road and Brightwood Road. Since the existing building is to remain, and the existing parking is to be utilized, the orientation of the building and parking do not allow for parking spaces with the vacuums behind the front building face. The parking spaces with the vacuums have been located as close to the front face of the building as possible and away from the perimeter of the site.

**Applicant's Arguments:**

The hardship in this case is due to the building and parking space orientation, and the parcel being a corner lot with two front yards. The vacuum parking spaces have been aligned as close to the building as possible utilizing existing parking spaces.

The existing building structure is to be reused for this development. As such, the orientation of the building, parking and driving aisles do not allow for parking behind the front face of the building, as all the existing parking spaces are currently located in the front of the building.

The applicant did not create the corner lot, nor the orientation of the existing building or existing parking spaces.

That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

The applicant intends to meet the ordinance except in the case of the proposed vacuums along the front face of the building. The vacuum parking spaces have been placed as close to the front of the building as possible without impeding pedestrian circulation or impacting user's ability to operate the vacuums, thus representing the minimum variance necessary.

The application was presented by Bill Sittig

**Proponents:** None

**Opponents:** None

A motion was made by Mr. Koch to approve case #2880 as presented referenced in the site plan on V301 and V601 in relation to the vacuum structures. Mr. Duff seconded the motion. DUFF – yes, GRAY – yes, KANON – yes, KOCH – yes, WILLETTS – yes. Motion passed.

A motion was made by Mr. Koch to adjourn the meeting. Mr. Kanon seconded the motion. DUFF – yes, GRAY – yes, KANON – yes, KOCH – yes, WILLETTS – yes. Motion passed.

**ADJOURNMENT:** The meeting was adjourned at 8:40 pm.