

# ZONING HEARING BOARD MEETING

## SUMMARY

February 2, 2026

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

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

Also Present: Vince Kelly, Steve Regan, Kim Strnisa

### APPROVAL OF SUMMARY:

1. Mr. Willetts asked if there were any changes, additions, corrections and/or deletions to the summary of the January 6, 2026 meeting. There were none.

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

### COMMUNICATIONS:

1. A motion was made by Mr. Duff to approve invoice #120826BPCre dated 01/06/2026 in the amount of \$295 from Simms Strnisa Court Reporting; . The motion was seconded by Mr. Kanon. There was no further discussion on the motion. DUFF – *yes*, DZURA – *yes*, GRAY – *yes*, KANON – *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:** None

A motion was made by Mr. Duff to approve case #2879 as presented. Mr. Kanon seconded the motion. DUFF – *no*, DZURA – *no*, GRAY – *no*, KANON – *no*, WILLETTS – *no*. Motion failed. Variance application as presented was denied.

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

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