

ZONING HEARING BOARD MEETING

SUMMARY

May 4, 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 February 2, 2026 meeting. There were none.

Mr. Duff made a motion to approve the minutes. 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.

APPROVAL OF 2026 ZHB MEETING DATES:

1. Mr. Kanon made a motion to approve the 2026 ZHB meeting dates as set by Council. Mr. Duff seconded the motion. There was no further discussion on the motion. DUFF – yes, DZURA – yes, GRAY – yes, KANON – yes, WILLETS – yes. Motion passed.

COMMUNICATIONS:

1. A motion was made by Mr. Kanon to approve invoice #020226BPZ dated 02/09/2026 in the amount of \$295 from Simms Strnisa Court Reporting. The motion was seconded by Mr. Gray. There was no further discussion on the motion. DUFF – yes, DZURA – yes, GRAY – yes, KANON – yes, WILLETTS – yes. Motion passed.

Case #2881

NAME: Darrell Kauric on behalf of David & Mary Louise Vituccio

LOCATION: 337 Marshall Road

SUBJECT: Variance to exceed the 20% allowable lot coverage for buildings, including accessory uses on a property.

It is hereby requested that the Zoning Hearing Board hears an application for a variance. The property involved is 337 Marshall Road. **Current Zoning Classification:** R-1 **Involved ordinance or Legislative Act:** Ord. 7-12-93A **Section:** 69.23.5

Variance Type: Dimensional

Applicant's Petition:

Request to cover 25% of the lot to build an addition on the back of the home.

Applicant's Arguments:

The property has a very small lot size. The minimum lot area required in R-1 districts is 21,870 SF and this lot is only 8,250 SF. The proposed addition adds 56 SF to the area of the existing structures, a modest 2-story house and shed. The house with the addition will be consistent with the size and character of homes in the neighborhood.

The application was presented by Darrell Kauric of Darrell C. Kauric Architect, LLC

Proponents: None

Opponents: None

A motion was made by Mr. Kanon to approve case #2881 as presented. Mr. Duff seconded the motion. DUFF – yes, DZURA – yes, GRAY – yes, KANON – yes, WILLETTS – yes. Motion passed. Variance application as presented was approved.

Case #2884

NAME: Keith Surmick

LOCATION: 630 Broughton Road

SUBJECT: Variance to the permitted 400 square feet for a detached structure.

It is hereby requested that the Zoning Hearing Board hears an application for a variance. The property involved is 630 Broughton Road. **Current Zoning Classification:** R-1 **Involved ordinance or Legislative Act:** Ord. 7-12-93A **Section:** 69.8.2

Variance Type: Dimensional

Applicant's Petition:

Request to allow the construction of an 800 SF shed. All setback, height, and placement requirements will be met.

Applicant's Arguments:

The size of the lot, combined with approximately 65 trees located on or overhanging the property, a long driveway requiring routine snow removal in the winter, and a large in-ground pool installed by the previous owner, necessitate specialized maintenance equipment. The existing 20' x 10' shed is insufficient to store the tractor, snowplow, pool equipment, and related tools required to properly maintain the property. In addition, the architecture of the home does not allow for a cost-effective expansion of the existing garage. Approving this variance would allow for all maintenance equipment to be stored indoors, eliminating the need to keep large items outdoors. This will improve the overall appearance and orderliness of the property.

The application was presented by Keith Surmick

Proponents: Cara Surmick
630 Broughton Road
Bethel Park, PA 15102

Opponents: None

A motion was made by Mr. Duff to approve case #2884 as presented. Mr. Kanon seconded the motion. DUFF – yes, DZURA – yes, GRAY – yes, KANON – yes, WILLETTS – yes. Motion passed. Variance application as presented was approved.

Case #2882

NAME: Fran Driscoll on behalf of Parkline Apartments

LOCATION: 7200 Baptist Road

SUBJECT: Variance to allow the addition of more units/apartments on the property without adding additional parking spaces.

It is hereby requested that the Zoning Hearing Board hears an application for a variance. The property involved is 7200 Baptist. **Current Zoning Classification:** R-4 **Involved ordinance or Legislative Act:** Ord. 7-12-93A **Section:** 69.40

Variance Type: Dimensional

Applicant's Petition:

Request to reduce the required number of parking spaces for the number of units/apartments on the property from 133 spaces to 116 spaces.

Applicant's Arguments:

82% of the existing units are one (1) bedroom. Current parking is more than adequate to handle the existing units/apartments along with the addition of seven (7) units/apartments.

The application was presented by Fran Driscoll of Bella Construction

Proponents: None

Opponents: Dan Picard
7194 Baptist Road
Bethel Park, PA 15102

A motion was made by Mr. Kanon to approve case #2882 as presented. Ms. Dzura seconded the motion. DUFF – yes, DZURA – yes, GRAY – yes, KANON – yes, WILLETTS – yes. Motion passed. Variance application as presented was approved.

Case #2883

NAME: Beth Opat and Alexis Wheeler, Esq. on behalf of Dogwood Charter School

LOCATION: 1000 & 1008 Progress Court

SUBJECT: Variance to the permitted uses in the Manufacturing/Light Industrial District.

It is hereby requested that the Zoning Hearing Board hears an application for a variance. The property involved is 1000 & 1008 Progress Court. **Current Zoning Classification:** M **Involved ordinance or Legislative Act:** Ord. 7-12-93A **Section:** 69.33.1

Variance Type: Use

Applicant's Petition:

Request to allow a charter school in an M-Manufacturing/Light Industrial District.

Applicant's Arguments:

Applicant seeks to allow a school on the property located at 1000 & 1008 Progress Court. The board granted a variance for the exact same request on June 6, 2022. No circumstances of the property have changed. Due to financial constraints, applicant was unable to commence the required development activities until recently. Under the theories of ordinary variance criteria and res judicata/collateral estoppel, applicant seeks to have the board reaffirm the variance so it may begin construction this spring.

The application was presented by Beth Opat and Alexis Wheeler, Esq.

Proponents: Brad Swiger

No Address Given

Robin Lesko

60 Academy Avenue

Pittsburgh, PA 15228

Fred Liechti

7190 Steubenville Pike

Oakdale, PA 15071

Jessica O'Keefe

1025 Fairview Drive

Bethel Park, PA 15102

Opponents: None

A motion was made by Mr. Duff to approve case #2883 as presented. Mr. Kanon seconded the motion. DUFF – *no*, DZURA – *yes*, GRAY – *yes*, KANON – *no*, WILLETTTS – *yes*. Motion passed. Variance application as presented was approved.

APPROVAL OF THE REORGANIZATON OF THE ZHB:

1. Mr. Gray made a motion to approve the reorganization of the ZHB keeping Mr. Willets as Chairman, Mr. Kanon as Vice-Chairman, making Mr. Duff Board Member #1, Mr. Gray Board Member #2, and Ms. Dzura Board Member #3. Mr. Duff seconded the motion. There was no further discussion on the motion. DUFF – *yes*, DZURA – *yes*, GRAY – *yes*, KANON – *yes*, WILLETS – *yes*. Motion passed.

APPROVAL OF SPECIAL COUNSEL FOR ZHB CASE #2875:

1. Mr. Kanon made a motion to approve the firm Babst Calland to represent Bethel Park for the appeal of ZHB case # 2875 in the Court of Common Pleas of Allegheny County, Pennsylvania Civil Division, *Jennifer Bird v. Zoning Hearing Board of The Municipality of Bethel Park*. Mr. Duff seconded the motion. There was no further discussion on the

motion. DUFF – *yes*, DZURA – *yes*, GRAY – *yes*, KANON – *yes*, WILLETS – *yes*.
Motion passed.

ADJOURNMENT OF MEETING:

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 8:55 pm.