

ZONING HEARING BOARD MEETING

SUMMARY

June 1, 2026

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

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

Also Present: Vince Kelly, Steve Regan, Kim Strnisa

APPROVAL OF SUMMARY:

1. Mr. Kanon asked if there were any changes, additions, corrections and/or deletions to the summary of the May 4, 2026 meeting. There were none.

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

COMMUNICATIONS:

1. A motion was made by Mr. Gray to approve Simms Strnisa Court Reporting invoice #050426BPZ dated 05/06/2026 in the amount of \$425 for services for the 05/04/2026 ZHB meeting and Babst Calland Attorneys at Law invoice #1577651 dated 05/11/2026 in the amount of \$325 for Conflict Counsel/Decision Review by Attorney Stephen L. Korb. The motion was seconded by Mr. Duff. There was no further discussion on the motion. DUFF – *yes*, DZURA – *yes*, GRAY – *yes*, KANON – *yes*. Motion passed.

Case #2885

NAME: Craig Yarger

LOCATION: 125 Wagner Drive

SUBJECT: Dimensional variance to exceed the allowable height of fencing along the front face of the home to install a 6 ft high privacy fence.

It is hereby requested that the Zoning Hearing Board hears an application for a variance. The property involved is 125 Wagner Drive. **Current Zoning Classification:** R-3 **Involved ordinance or Legislative Act:** Ord. 7-12-93A **Section:** 69.25.1.7.c.ii

Variance Type: Dimensional

Applicant's Petition:

Requesting a variance to install a privacy fence along the side yard of the property that touches a street (Robert Drive) and to extend it past the front face of the house toward Wagner Drive.

Applicant's Arguments:

The property is a corner lot with unusual topography. The backyard area is narrow and has a steep slope, which limits its functional use. The side yard facing Robert Drive is the only level and usable portion of the yard at the main living level of the home. In addition, the property directly abuts commercial uses, including businesses and parking areas which results in frequent debris and trash entering the yard from the Wagner side creating a nuisance and diminishes the reasonable residential enjoyment of the property. The requested fence extension toward Wagner Drive is necessary to provide a physical barrier to mitigate these impacts and to create a safe, enclosed outdoor space.

The application was presented by Craig Yarger.

Proponents: Robert Bomer

125 Wagner Drive
Bethel Park, PA 15102

Opponents: None

A motion was made by Mr. Gray to approve case #2885 as presented. Mr. Duff seconded the motion. DUFF – *no*, DZURA – *yes*, GRAY – *yes*, KANON – *no*. Motion failed. Variance application as presented was denied.

Case #2886

NAME: Anthony Biagini

LOCATION: 3240 Comanche Road

SUBJECT: Dimensional variance to place an accessory structure in front of the front face of the principal building.

It is hereby requested that the Zoning Hearing Board hears an application for a variance. The property involved is 3240 Comanche Road. **Current Zoning Classification:** R-1 **Involved ordinance or Legislative Act:** Ord. 7-12-93A **Section:** 69.23.1.7.g

Variance Type: Dimensional

Applicant's Petition:

Requesting to place a shed on the property in a "front yard" area.

Applicant's Arguments:

The shed is modest in size and will be placed in a location that minimizes visibility and impact on neighboring properties. Because of the layout of the lot, the dimensions, and existing structures, adhering fully to the set-back requirements would significantly limit reasonable use of the property.

The application was presented by Anthony Biagini .

Proponents: Dan Faust

3245 Comanche Road
Bethel Park, PA 15102

Ben DuCarme

210 Navajo Road
Bethel Park, PA 15102

Opponents: None

A motion was made by Mr. Gray to approve case #2886 as presented. Ms. Dzura seconded the motion. DUFF – *yes*, DZURA – *yes*, GRAY – *yes*, KANON – *yes*. Motion passed. Variance application as presented was approved.

ADJOURNMENT OF MEETING:

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

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