ZONING HEARING BOARD MEETING

SUMMARY

August 3, 2026

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

ROLL CALL: Present: Donahoe, Duff, Dzura, Gray, Kanon, Sheahen, 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 June 1, 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.

COMMUNICATIONS:

1. A motion was made by Mr. Gray to approve Simms Strnisa Court Reporting invoice #060126BPZ dated 07/08/2026 in the amount of $295; Babst Calland Attorneys at Law invoice(s) #1579126 dated 06/16/2026 in the amount of $9,918.90, and #1580427 dated 07/15/2026 in the amount of $550; Steptoe & Johnson Attorneys at Law invoice(s) #1264114 dated 06/09/2026 in the amount of $2,330, and #1270018 dated 07/08/2026 in the amount of $1,641.50; and to table Steptoe & Johnson Attorneys at Law invoice #1254790 dated 06/01/2026 in the amount of $21,287.50. 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 #2887

NAME: John Walsh
LOCATION: 5172 Park Avenue
SUBJECT: Use variance as it pertains to permitted uses to permit the use of 5172 Park Avenue as parking for 5200 Brightwood Road, and dimensional variances as they pertain to front, side, rear and buffer yard setbacks.

It is hereby requested that the Zoning Hearing Board hears an application for a variance. The property involved is 5172 Park Avenue. **Current Zoning Classification:** R-3 **Involved ordinance or Legislative Act**: Ord. 7-12-93A **Section:** 69.25.1, 69.25.4.1; 4.2; 4.3; 4.4

Variance Type: Use/Dimensional

Applicant's Petition:
Requesting a use variance as it pertains to permitted uses to permit the use of 5172 Park Avenue as parking for 5200 Brightwood Road and a dimensional variance from front, side, rear, and buffer yard setback requirements to expand and reconfigure the existing parking area on the property located at 5172 Park Avenue.

Applicant's Arguments:
The property located at 5200 Brightwood Road is bound by pre-existing physical constraints, including a front Right-of-Way (ROW) and bordering developments, making strict compliance with current setback ordinances physically impossible. Granting these variances will alleviate a legacy deficit of thirty (30) parking stalls, a condition they did not create but are saddled with under modern standards. By bringing the stall count closer to ordinance requirements, the project will significantly reduce local street congestion and improve overall traffic safety.

The application was presented by John Walsh, Stephen Walsh, and Katelyn Walsh.

Proponents: Daryl Renzi
5312 Stoltz Road

Christine Makouski
3493 Ashland Drive

Darlaine Taylor
201 Old Village Lane

Jim Jenkins
5658 Kings School Road

Ron Scheesor
3480 Ashland Drive

Opponents: Sam David
5180 Park Avenue

Keith Wilson
603 Sonnybrook Court

A motion was made by Mr. Kanon to enter into an executive session to consult with legal counsel regarding ZHB case #2887. Mr. Duff seconded the motion. DUFF – *yes*, DZURA – *yes*, GRAY – *yes*, KANON – *yes,* WILLETTS - *yes*. Motion passed.. The ZHB exited into executive session at 8:30 pm and reconvened in open session at 8:40 pm. No official actions were taken.

A motion was made by Mr. Kanon to approve the conditional use variance of a parking lot on the residential property located at 5172 Park Avenue. Mr. Duff seconded the motion. DUFF- *yes*, DZURA – *yes,* GRAY – *yes*, KANON – *yes*, WILLETTS – *yes*. Motion passed.

A motion was made by Mr. Duff to approve the dimensional variance to reduce the front yard setback from 35 feet to 5 feet for the residential property located at 5172 Park Avenue. Mr. Kanon seconded the motion. DUFF- *yes*, DZURA – *yes,* GRAY – *yes*, KANON – *yes*, WILLETTS – *yes*. Motion passed.

A motion was made by Mr. Kanon to approve the dimensional variance to reduce the northern side yard setback from 10 feet to 7 feet for the residential property located at 5172 Park Avenue.

Mr. Gray seconded the motion. DUFF- *yes*, DZURA – *yes,* GRAY – *yes*, KANON – *yes*, WILLETTS – *yes*. Motion passed.

A motion was made by Mr. Duff to approve the dimensional variance to reduce the southern side yard setback from 10 feet to .5 feet (6 inches) for the residential property located at 5172 Park Avenue. Mr. Gray seconded the motion. DUFF- *yes*, DZURA – *yes,* GRAY – *yes*, KANON – *no*, WILLETTS – *yes*. Motion passed.

A motion was made by Mr. Gray to approve the dimensional variance to reduce the rear yard setback from 35 feet to 0 feet for the residential property located at 5172 Park Avenue. Mr. Duff seconded the motion. DUFF- *yes*, DZURA – *yes,* GRAY – *yes*, KANON – *yes*, WILLETTS – *yes*. Motion passed.

A motion was made by Mr. Duff to reduce buffer yard dimensions from 20 feet to match the adjusted side yards for the residential property located at 5172 Park Avenue. Mr. Gray seconded the motion. DUFF- *yes*, DZURA – *yes,* GRAY – *yes*, KANON – *yes*, WILLETTS – *yes*. Motion passed.

ADJOURNMENT OF MEETING:

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

ADJOURNMENT: The meeting was adjourned at 9:15 pm.