ZONING HEARING BOARD MEETING

SUMMARY

October 5, 2026

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

ROLL CALL: Present: 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 August 3, 2026 meeting. There were none.

   Ms. Dzura 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. Kanon to approve Simms Strnisa Court Reporting invoice #080326BPZ dated 08/05/2026 in the amount of $425 for services for the 08/03/2026 ZHB meeting; Babst Calland Attorneys at Law invoice #1581867 dated 08/26/2026 in the amount of $88.50 for the Jennifer Bird Case, and Steptoe & Johnson Attorneys at Law invoice #1276890 dated 08/12/2026 in the amount of $450 for fees dated 07/22/2026. 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.

Case #2889

NAME: Eric Sharrow
LOCATION: 1 Alton Drive
SUBJECT: Dimensional variance to install a 6ft high fence in a front yard of the property.

It is hereby requested that the Zoning Hearing Board hears an application for a variance. The property involved is 1 Alton 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 dimensional variance to Zoning Ordinance 69.25.1.7.c.ii as it pertains to fence height and placement on a corner lot on a residential property. The appellant is requesting a variance to install a privacy fence on a side yard that touches a street and to extend the fence beyond the front face of the home on the property located at 1 Alton Drive.

Applicant's Arguments:

The property is a corner lot with two street facing sides. This causes a significantly larger portion of the property to be regulated at "front yard." The request is not for the entire street facing area of the property. The proposed fence location and length are limited to the area necessary to provide reasonable privacy.

The application was presented by Eric Sharrow.

Proponents: None

Opponents: None

A motion was made by Mr. Duff to approve the dimensional variance to approve the installation of a 6ft privacy fence in the front yard area as presented. Mr. Kanon seconded the motion. DUFF- *yes*, DZURA – *yes,* GRAY – *yes*, KANON – *yes*, WILLETTS – *yes*. Motion passed.

Case #2888

NAME: Emery Property Management
LOCATION: 2302 Bethel Church Road
SUBJECT: Use variance to exceed the allowable sound level generated by mechanical and electrical equipment.

It is hereby requested that the Zoning Hearing Board hears an application for a variance. The property involved is 2302 Bethel Church Road. **Current Zoning Classification:** C-1 **Involved ordinance or Legislative Act**: Ord. 7-12-93A **Section:** 69.29.6.4

Variance Type: Dimensional

Applicant's Petition:
Requesting a dimensional variance to Zoning Ordinance 69.29.6.4 as it pertains to the permitted sound level generated by mechanical and electrical equipment. The appellant is requesting a sound level variance of 29 decibels above the Municipal limit of 50 dB(A) to achieve a variance adjusted level of 79 dB(A) on the property located at 2302 Bethel Church Road.

Applicant's Arguments:
A sound level of 79 dB(A) is within the existing ambient sound decibel range of the environment. The basis for the request is from the Sound Study car wash exit door sound level for the longest/loudest wash option producing a range of 53-78 dB(A).

The application was presented by Joe Meshanski and William Thornton.

Proponents: Amanda Ingram
2428 DeMare Drive
Bethel Park, PA 15102

Opponents: Jim Jenkins
5658 Kings School Road
Bethel Park, PA 15102

Nile & Christine Barton
2002 Boles Court
Bethel Park, PA 15102

Gregory Biernacki (Counsel to BP Residents Nile & Christine Barton)

A motion was made by Mr. Gray to enter into an executive session to consult with legal counsel regarding ZHB case #2888. 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 8:45 pm. No official actions were taken.

A motion was made by Mr. Gray to approve the dimensional variance to allow the 79 dB(A) with the following conditions:

- The car wash must operate with the doors closed.
- The car wash is only allowed to operate between the hours of 7:00 am until 10:00pm.

Mr. Kanon 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 9:00 pm.