

**AGENDA**

**ZONING HEARING BOARD**

**July 3, 2023**

A. ROLL CALL

B. APPROVAL OF SUMMARY: April 3, 2023 MEETING

C. COMMUNICATIONS: INVOICE FROM DAVID MONTGOMERY FOR  
PROFESSIONAL SERVICES FOR \$2,037

INVOICE FROM SIMMS STRNISA FOR ATTENDANCE  
FEE FOR THE APRIL 3, 2023 ZHB MEETING FOR \$265

D. OLD BUSINESS:

E. NEW BUSINESS:

1. CASE NO. # 2849

APPLICANT: AMY HOPKINS for URBAN TERRAIN, LLC

LOCATION: 5029 – 5055 LIBRARY RD

SUBJECT: DIMENSIONAL VARIANCE TO PERMIT A FIVE-FOOT SETBACK  
WHERE TWENTY-FIVE FEET IS REQUIRED IN THE C-2  
GENERAL COMMERCIAL ZONING DISTRICT  
SECTION: 69.30.3

2. CASE NO. # 2850

APPLICANT: MUNICIPALITY OF BETHEL PARK

LOCATION: LOT & BLOCK #'S 475-J-175 AND 475-J-179

SUBJECT: USE VARIANCES TO PERMIT A PARKING LOT WITHIN A  
BUFFER AREA, TO PERMIT A PARKING SURFACE OTHER  
THAN CONCRETE OR ASPHALT AND TO PERMIT OFF-STREET  
PARKING NOT LOCATED ON THE SAME LOT WITH THE USE  
THEY ARE REQUIRED TO SERVE; DIMENSIONAL VARIANCE  
REQUESTS TO PERMIT A PARKING LOT WITHIN A BUFFER  
AREA, A REDUCED BUFFER AREA OF TEN-FEET (20-FEET  
REQUIRED) AND TO PERMIT PARKING IN A FRONT AND SIDE  
YARD IF ABUTTING A STREET

SECTION: 69.38.9, 69.41.1, 69.35.4.3.a.b, 69.38.8

F: OTHER

G: CITIZEN COMMENTS

H: ADJOURNMENT