

ZONING HEARING BOARD MEETING

SUMMARY

JUNE 6, 2022

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

ROLL CALL: PRESENT: KOCH, WILLETTS, DUFF, KANON

ALSO PRESENT: ROBERT HICKS, DAVE MONTGOMERY, KIM STRNISA

APPROVAL OF SUMMARY:

1. Mr. Willetts asked if there were any changes, additions, corrections and/or deletions to the summary of the May 2, 2022 meeting. Mr. Kanon made a motion to approve the minutes. The motion was seconded by Mr. Willetts. There was no further discussion on the Motion. Roll was called and the Motion passed unanimously.

COMMUNICATIONS:

1. Invoice from David Montgomery – A Motion was made by Mr. Willetts to approve an invoice received from David Montgomery in the amount of \$253 for professional fees for the ZHB findings and conclusions on May 2, 2022. The Motion was seconded by Mr. Duff. There was no discussion on the Motion. Roll was called and the Motion passed unanimously.

OLD BUSINESS:

NEW BUSINESS:

Case #2828

APPLICANT: MICHAEL REYNOLDS

LOCATION: 0 DELAWARE AVE, LOT & BLOCK #666-B-280

SUBJECT: DIMENSIONAL VARIANCE TO PERMIT AN ACCESSORY BUILDING (SHED) TO BE PLACED ON A VACANT LOT IN THE R-3 RESIDENTIAL ZONING DISTRICT SECTION 69.35.2.1

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 0 Delaware Ave, Lot & Block #666-B-280. Current Zoning Classification is R-3. Involved Ordinance or Legislative Act: Ord. 7-12-93A Section: 69.35.2.1

Variance Type: Dimensional variance request to permit the placement of an accessory building on a vacant lot.

The Zoning Hearing Board should grant the following relief: Permit the placement of a pre-built 10' x 20' shed on a vacant lot behind the lot which the primary structure sits on.

Applicant's Petition: We are looking to replace an existing shed (that has been in this location for 23+ years) with a new 10' x 20' shed.

Applicant's Arguments: We have lived in the house at 5860 Monongahela Ave for the last 23 years and the previous shed has been in the same location, on the vacant lot behind the house, all of that time. In fact, it was in that location when we bought the house from the previous owner.

This application was presented by Michael Reynolds of 5860 Monongahela Avenue.

There was (1) proponent in this case:

Paul Shreck of 5878 Monongahela Avenue

There were no opponents in this case.

A Motion was made by Mr. Willetts to approve the variance presented. Mr. Kanon seconded the motion. Roll was called and the motion *passed unanimously*.

Case #2829

APPLICANT: TRINITY COMMERCIAL DEVELOPMENT

LOCATION: 2302 OLD BETHEL CHURCH RD

**SUBJECT: USE VARIANCE TO PERMIT A RETAIL BUSINESS, DISCOUNT, IN THE C-1 NEIGHBORHOOD COMMERCIAL DISTRICT; DIMENSIONAL VARIANCES TO PERMIT A (15) FOOT REAR YARD WHERE (25) FEET IS REQUIRED, TO PERMIT A REDUCED LANDSCAPING BUFFER OF (5) FEET WHEN (10) FEET IS REQUIRED.
SECTION 69.29.1, 69.29.4, 69.38.13**

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 2302 Old Bethel Church Road. Current Zoning Classification is C-1 Neighborhood

Commercial District. Involved Ordinance or Legislative Act: Ord. 7-12-93A Sections: 69.29.1, 69.29.4, 69.38.13

Variance Type: Use variance request to permit a discount retailer in the Neighborhood Commercial District and dimensional variance requests to permit reduced rear yard and reduced landscaping buffer.

The Zoning Hearing Board should grant the following relief: Permit a discount retailer in the C-1 Neighborhood Commercial District and permit a reduced rear yard of (15) feet and a reduced landscape buffer of (5) feet.

Applicant's Petition: Permit a discount retailer in the C-1 Neighborhood Commercial District and permit a reduced rear yard of (15) feet and a reduced landscape buffer of (5) feet.

Applicant's Arguments: The size of the lot, as well as angular shape of the northwestern corner of the lot, present unique conditions in developing the lot. Given the location of the Port Authority line, expansion obtaining additional space is prohibited. The property is also virtually at the dead end of Bethel Church Rd causing little or no impact to adjoining properties.

Variations related to the permitted use, size of the building, landscaping, and yard area are necessary for this development to move forward. The anticipated building size and use do not alter the essential character of the adjoining neighborhood given the presence of neighboring similarly sized retail stores. Further, given the existence of the Port Authority transit line to the West, a natural buffer is established with the adjoining residential district. While it is the applicant's position that the requested dimensional variances are de minimus in nature and required due to the irregular shape of the lot, granting them would allow for the development of a use benefiting the community as a whole. While the applicant disagrees with the characterization of the use as a "discount retail business" rather than "retail business", the proposed use promotes the well-being of the surrounding area, will not alter the essential character of the neighborhood, and will benefit the general public beyond many of the retail uses currently permitted by ordinance given Goodwill's emphasis on community, recycling and the well-being of the diverse employee base.

This application was presented by:

Tony Chammas - 151 Sabago Lake Dr. Sewickley, Pa

Alison Chammas - 2359 Railroad St. Pittsburgh, Pa

Bob State - 149 Beach Rd. Pittsburgh, Pa

There were no proponents in this case:

There were (3) opponents in this case:

George Stein - 2311 Old Bethel Church Rd. Bethel Park, Pa

Owns the Doctors office building across the street and is concerned about the additional traffic.

Jim Barton - 2000 Boles Ct. Bethel Park, Pa 15102

Would like the buffer area to remain at 20' and not be reduced to 5' along his property.

Alice Szott- 4876 Criss Rd. Bethel Park, Pa 15102

Does not want the extra traffic on Library Rd.

The board voted to overturn staff's determination of the Use being categorized as a Discount Retail Business and it will be categorized as a Retail Business, so the Use variance is not necessary.

The applicant requested a postponement of the remaining variance requests to give them an opportunity to meet with residents and discuss all concerns.

A motion was made by Mr. Willetts to table the request until the applicant has met with residents. The motion was seconded by Mr. Kanon. Roll was called and voting was as followed: Koch – yes, Duff – no. *The board approved the postponement 3-1.*

Case #2830

APPLICANT: CHRISTINA BRODLAND for DOGWOOD CHARTER SCHOOL

LOCATION: 1008 PROGRESS CT

SUBJECT: USE VARIANCE TO PERMIT A CHARTER SCHOOL IN THE M-MANUFACTURING & LIGHT INDUSTRIAL ZONING DISTRICT. SECTION 69.33.1

It is hereby requested that the Zoning Hearing Board hear an application for a variance. The land involved is 1008 Progress Court. Current Zoning Classification is M-Manufacturing and Light Industrial District. Involved Ordinance or Legislative Act: Ord. 7-12-93A Section: 69.33.1

Variance Type: Use variance request to permit a school in the industrial zoning district.

The Zoning Hearing Board should grant the following relief: Permit the use of a charter school in the Manufacturing and Light Industrial District.

Applicant's Petition: Applicant is seeking to have a school be a permitted use. Applicant is seeking to receive a determination that a school is a permitted use or to obtain a variance so that a school is a permitted use in Bethel Park Industrial Park.

Applicant's Arguments: The anticipated tenant (school) will not need to make any improvements or otherwise modify the exterior of the building. The existing large parking lot will meet the parking requirements for the school. Currently, most permitted uses are not compatible with the building as is. This building was previously used for educational training and office space – neither of which is industrial manufacturing.

This application was presented by:

Christina Brodland - 1130 Boyer St. Bethel Park, Pa

Elizabeth Opat - 555 Clifton Rd. Bethel Park, Pa

There were (4) proponents in this case:

Rebecca Lang - 235 Carolina Dr. Bethel Park, Pa

Tracy Gorman - 149 Stonewood Dr. Bethel Park, Pa

Sean Gorman - 149 Stonewood Dr. Bethel Park, Pa

Gail Hoppe- 5115 Windgate Dr. Bethel Park, Pa

There were no opponents in this case.

A Motion was made by Mr. Willetts to approve the variance presented. Mr. Duff seconded the motion. Roll was called and voting as follows: Koch – *yes*, Kanon – *no*.

ADJOURNMENT: The meeting was adjourned at 9:55 P.M.