



# Township of O'Hara

325 Fox Chapel Road • Pittsburgh, PA 15238 • Telephone: 412-782-1400 • Fax: 412-782-4530

**Township of O'Hara**  
**Zoning Hearing Board**  
**Regular Meeting Minutes**

September 11, 2023

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The regular monthly meeting of the O'Hara Township Zoning Hearing Board held on Monday September 11th, 2023 at the O'Hara Township Municipal Building located at - 325 Fox Chapel Road, Pittsburgh, PA 15238.

Chairman Scott Duffy called the meeting to order at 7:00 PM.

Richard Lockwood took roll call and the following board members attended:

Mr. Scott Duffy; Chairman, Mr. Richard Lockwood; Vice-Chairman,  
Mr. Tom Gray; Secretary, Ms. Emily Glick; Alternate and -

Not in attendance Ms. Judie Lai; Alternate (excused from tonight's hearing.)

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## **ANNOUNCEMENTS**

Mr. Scott Duffy – We have (1) Case on file for this evening.

Mr. Scott Duffy: noted meeting procedures, stating that when anyone addresses the Board to come to the microphone, state his or her name, address, and the relationship to the application.

All persons wishing to give testimony during the hearing sworn in by: Richard Lockwood

Chairman Scott Duffy, informs the attendees that the members of the Board have visited the property and reviewed the application and information received for the case. The Board tries to render a decision which everyone involved finds acceptable. If for some reason the applicant disagrees with the decision, the applicant then has the right to appeal the decision through the Court of Common Pleas of Allegheny County.

Mr. Duffy - Thanks everyone for attending.

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## **ZONING HEARING BOARD CASE NO. 1251**

Mr. Scott Duffy – reads the case description: Regal Motorsports (412 Exotics) wishes to obtain a special exception to operate a car rental business at 14 River Road, Block and Lot 291-S-136 and 291-S-160. The subject property is located in an “CD-2” (Conservation) Zoning District. As proposed, the request violates the Code of The Township of O’Hara, Zoning Chapter 455, Section 455-5.1.2 and 455-8.2

Mr. Duffy – asks Scott Chermak where we are on this case.

Mr. Scott Chermak – **On July 18th, 2023 (Case #1251)**, Received a Zoning Hearing Board application from Regal Motorsports (412 Exotics) who wish to obtain a special exception to operate a car rental business at, at 14 River Road, Suite #5 Pittsburgh, PA 15238. Block and Lot 291-S-136 / 291-S-160.

The official notice advertising the Zoning Hearing Board Meeting was prepared and advertised twice in The Herald, once on August 31, 2023, then again on September 7, 2023. On August 28, 2023, copies of the official notice were mailed to the adjacent property owners and applicant. A copy of the notice posted for viewing at the O’Hara Township Municipal building and at the subject property on August 28, 2023.

Mr. Duffy – Indicates the applicant is not present at tonight’s meeting and asks is anyone else has any comments, questions or concerns.

Ms. Maryann Wolfe – My property is right next to the applicant and the road is awfully small and we have a lot of cars on this small road. Bad enough when St. Charles Place opened and now 19 more Townhouses. Lived there for nearly 45 years and there has only been boat related businesses here and this will be too much for the area. No sidewalks and with personal property fences being right up to the road, this would be a disserve to the people that already live here.

Mr. Scott Duffy – This business started operating without prior approval, correct?

Mr. Scott Chermak – Yes – Twp issued a cease and desist on June 15<sup>th</sup>, 2023 and then the applicant filed an appeal on July 17<sup>th</sup>, 2023.

Mr. Scott Duffy – Were they permitted to operate during the pendency of this appeal?

Mr. Scott Chermak – It stayed the action till a decision can be made.

Mr. Scott Duffy – Can’t ask the applicant what their intentions are because they are not here. The road is narrow and it’s not clear in my opinion how this process will work. Will they be delivering the cars or will the renter come and pick the car up. This is a CD-2

District and everything down there has been a marina boat related business. Putting in a general commercial business defeats the purpose of the Conservation District.

Mr. Scott Chermak – The uses are very specific in that district: Municipal parks, public buildings, single-family dwellings, agricultural, forestry, conditional uses of marinas.

Mr. Richard Lockwood – Public Buildings?

Mr. Scott Chermak – Very limited, and the Twp does oppose any variance in the matter.

Mr. Tom Gray – Any activity at the car rental this summer?

Ms. Maryann Wolfe – Yes

Mr. Richard Lockwood – The applicant states this won't change the character of the neighborhood, but it would because it doesn't meet the criteria of the permitted uses.

Mr. Scott Chermak – It does not meet the character of the neighborhood or any of the uses that the Twp allows. There is a clause in the Zoning Ordinance (Section 455-1917, letter C) which prohibits use variances that are strictly prohibited.

Mr. Scott Duffy- A use variance and a dimensional variance are different.

Mr. Scott Duffy - Do I have a motion?

**MR. RICHARD LOCKWOOD - MADE A MOTION TO DISAPPROVE  
ZONING HEARING BOARD CASE NO.1251  
THE REQUEST FOR THE NECESSARY VARIANCE FOR -  
A SPECIAL EXCEPTION TO OPERATE A CAR RENTAL BUSINESS.**

**AT: 14 RIVER ROAD SUITE #5 VILLAGE DRIVE PITTSBURGH PA 15238  
BLOCK AND LOT 291-S-136 / 291-S-160.**

**MR. TOM GRAY - SECONDED , VOTE WAS UNANIMOUS ON THE  
"AYE" BY THE (3) VOTING MEMBERS PRESENT - MOTION CARRIED.**

Mr. Scott Duffy – Meeting Minutes for August 7th, 2023, are ready for approval.

**APPROVAL OF MINUTES –**

**MR. RICHARD LOCKWOOD - MADE A MOTION – TO APPROVE  
THE AUGUST 7<sup>TH</sup>, 2023 ZONING HEARING BOARD MINUTES.**

**MR. TOM GRAY – SECONDED, VOTE WAS UNANIMOUS ON THE  
“AYE” BY THE (3) VOTING MEMBERS PRESENT - MOTION CARRIED.**

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Mr. Scott Duffy – Motion to Adjourn


**ADJOURNMENT-**

**MR. RICHARD LOCKWOOD - MADE A MOTION TO ADJOURN -  
THE SEPTEMBER 11TH, 2023 ZONING HEARING BOARD MEETING.**

**MS. EMILY GLICK - SECONDED, VOTE WAS UNANIMOUS ON THE  
“AYE” BY THE (3) VOTING MEMBERS PRESENT - MOTION CARRIED.**

The Zoning Hearing Board Meeting adjourned.

Respectfully Submitted,



Rebecca A. Slagel,

Recording Secretary



Tom Gray,

Alternate



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## TOWNSHIP OF O'HARA

### SIGN-IN SHEET

Meeting - ZHB Case #(s) 1251 Date Sept. 11, 2023

Name Mary Ann Wolff Address or Organization 10 River Rd Pgh 15238

Name Harry Wolff Address or Organization 9A RIVER RD Pgh PA 15238

Name Carol Shickles Address or Organization 9 River Rd 15238

Name Mark K... Address or Organization 232 NELSON AVENUE Pgh 15238

Name Address or Organization

Name Address or Organization

Name Address or Organization

Name Address or Organization

Name Address or Organization

Name Address or Organization

Name Address or Organization

Name Address or Organization