



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

August 7, 2023

The regular monthly meeting of the O'Hara Township Zoning Hearing Board held on Monday August 7th, 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 Ms. Judie Lai; Alternate.

ANNOUNCEMENTS

Mr. Scott Duffy – We have (2) Case's 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 applicant 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.

ZONING HEARING BOARD CASE NO. 1249

Mr. Scott Duffy – reads the case description: Industrial Testing Laboratories wishes to obtain the necessary variance for the size of building mounted signage at 635 Alpha Drive, Block and Lot 226-L-110. The subject property is located in an "SM" (Suburban Manufacturing) Zoning District. As proposed, the request violates the Code of The Township of O'Hara, Zoning Chapter 455, Section 455-16.4.D

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

Mr. Scott Chermak – **On June 1st, 2023 (Case #1249)**, Received a Zoning Hearing Board application from Industrial Testing Laboratories who wish to obtain the necessary variance for the size of building mounted signage at, 635 Alpha Drive, Pittsburgh PA 15238, Block and Lot 226-L-110.

The official notice advertising the Zoning Hearing Board Meeting was prepared and advertised twice in The Herald, once on July 27, 2023 and then again on August 3, 2023. On July 24, 2023 copies of the official notice 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 July 24, 2023.

Mr. Scott Duffy – Representative/Applicant for 635 Alpha Drive, please state your case.

Mr. Adam Kowatch – Took ownership over 3 years ago and has made improvements and continues too. Sign on left side of building is dilapidated and needs replaced. Will take down the old sign and replace with a new bigger sign. The sign will be the same color and designed to be read from the road, making it a visual improvement. Met all requirements.

Mr. Scott Duffy – Any neighbor issues?

Mr. Scott Chermak – No

Mr. Scott Duffy – Do I have a motion?

MR. RICHARD LOCKWOOD - MADE A MOTION TO APPROVE ZONING HEARING BOARD CASE #1249, REQUEST TO OBTAIN THE NECESSARY VARIANCE FOR –

The size of building mounted signage at: 635 Alpha Drive, Pittsburgh PA 15238 Block and Lot #226-L-110.

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

ZONING HEARING BOARD CASE NO. 1250

Mr. Scott Duffy – reads the case description: Brad Roth wishes to obtain the necessary variance for side yard setback at 153 Woodshire Drive, Block and Lot 170-S-52. The subject property is located in an “R-2” (Suburban Residential) Zoning District. As proposed, the request violates the Code of The Township of O'Hara, Zoning Chapter 455, Section 455-5.6.E.

Mr. Tom Gray – Excused himself from this hearing as he represents the applicant as a design professional.

Mr. Scott Duffy – Voting members on this case will be –Scott D. Richard L. and Emily G. Scott asks Scott Chermak background on this case.

Mr. Scott Chermak – **On June 26, 2023 (Case #1250)**, Received Zoning Hearing Board application from Brad Roth wishing to obtain the necessary variance for side yard setback at, 153 Woodshire Drive, Pittsburgh PA 15215, Block and Lot 170-S-52.

The official notice advertising the Zoning Hearing Board Meeting was prepared and advertised twice in The Herald, once on July 27, 2023 and then again on August 3, 2023. On July 24, 2023 copies of the official notice 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 July 24, 2023.

Mr. Scott Duffy – Representative/Applicant for 153 Woodshire Drive, please state your case.

Mr. Brad Roth – The existing patio was part of the original construction of the home which is within 7' of the property line. The roof will not be visible from the street or from any of our neighbor's property, it will blend in with the other roof. We would like to use the entire patio in inclement weather and putting a full roof on is logical. The overhang will be minimal.

Mr. Scott Duffy- Plans on enclosing the patio and are there other covered patios in the neighborhood?

Mr. Brad Roth – No and Yes

Mr. Scott Duffy – Any neighbor issues?

Mr. Scott Chermak – No

Mr. Scott Duffy – Do I have a motion?

MR. RICHARD LOCKWOOD - MADE A MOTION TO APPROVE ZONING HEARING BOARD CASE #1250, REQUEST TO OBTAIN THE NECESSARY VARIANCE FOR –

Side yard setback at: 153 Woodshire Drive, Pittsburgh PA 15215
Block and Lot #170-S-52.

SECONDED BY EMILY GLICK, VOTE WAS UNANIMOUS ON THE "AYE" BY THE (3) VOTING MEMBERS PRESENT, MOTION CARRIED.

APPROVAL OF MINUTES –

MR. RICHARD LOCKWOOD - MADE A MOTION – TO APPROVE
THE JUNE 5, 2023 ZONING HEARING BOARD MINUTES.

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

ADJOURNMENT-

MR. RICHARD LOCKWOOD - MADE A MOTION TO ADJOURN -
THE AUGUST 7TH, 2023 ZONING HEARING BOARD MEETING.

MR. TOM GRAY - 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



Richard Lockwood,
Vice-Chairman

SIGN-IN SHEET

TOWNSHIP OF O'HARA

DATE August 7, 2023

Meeting - Zoning Hearing Board - Case # 1249 Case # 1250

Adam Kowarski
Name

635 ALPHA DR
Address or Organization

BRAD ROTH
Name

153 WOODSHIRE DR.
Address or Organization

Name

Address or Organization

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