

**TOWNSHIP OF O'HARA  
ZONING HEARING BOARD  
REGULAR MEETING MINUTES  
April 6, 2009**

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**MEETING** was called to order at 7:00 P.M. by, Dr. Alvin Kinsel, Secretary in the Township of O'Hara Municipal Building, 325 Fox Chapel Road, Pittsburgh, PA 15238. On roll call, Mr. Robert Willison, Vice-Chairman, Dr. Alvin Kinsel, Secretary and Christopher Klein, Alternate. Scott Chermak, Zoning Officer was present on behalf of the Township. Six interested parties were also in attendance. All persons wishing to give testimony during the hearing were sworn in.

**ZONING HEARING BOARD CASE NO. 1092** Was heard by the Board regarding a request from Mr. Joseph Salvucci on behalf of JVS Property, LLC, 583 Epsilon Drive, Pittsburgh, Pa 15238 wishes to obtain the necessary variances for relief from minimum lot width on property located at 583 Epsilon Drive, Pittsburgh, PA 15238. The subject property is located in a "SM" (Suburban Manufacturing) Zoning District. As proposed, the request violates Chapter 72, Sections 72-9.53.B of the O'Hara Township Zoning Ordinance. Mr. Joseph Salvucci and Mr. Dan Martone were present on their own behalf. Dr. Alvin Kinsel told Mr. Salvucci and Mr. Martone that they received the letter from the Planning Commission with their recommendation for this property and they also received the letter concerning the wetlands. Thank you, and I now think we have everything we need now. Mr. Klein said I think every was fine and we will read into record what Planning Commission said that you can not put a hotel or manufacturing facility on that site. And we will make that part of the decision. Mr. Salvucci said we do not intend to. Mr. Willison read the Planning Commission recommendation letter from Chuck Steinert to The Zoning Hearing Board into record. Mr. Klein clarified that there are wetlands but not on Mr. Salvucci's property. Motion by Mr. Christopher Klein to grant the variance for minimum lot width subject to the conditions set forth by Planning Commission that it not be developed into a hotel or manufacturing site. Seconded by Dr. Alvin Kinsel. Motion carried unanimously.

**ZONING HEARING BOARD CASE NO. 1096** Was heard by the Board regarding a request from Mr. Alan Dunn of Dunn and Associates on behalf of Ms. Jacqueline Mirowitz, 212 Springhouse Lane, Pittsburgh, PA 15238 wishes to obtain the necessary variances for proposed front yard setback on property located at 212 Springhouse Lane, Pittsburgh, PA 15238. The subject property is located in a "R-2" (Suburban Residential) Zoning District. As proposed, the request violates Chapter 72, Sections 72-5.26.C and 72-18.148.A of the O'Hara Township Zoning Ordinance. As proposed, the addition will extend 4'10" into the 40' front yard setback. Dr. Kinsel said what you want to do is extend the front of the house. Mr. Alan Dunn, Architect spoke on behalf of Ms. Mirowitz and told the Board, yes for an entry hall. Mr. Willison said you are also putting an addition in the back of the

house but it doesn't affect this in any way. Mr. Klein said the back does not affect this variance as you are still within the setback. Mr. Willison said I think we have all viewed this property. Mr. Klein said he did view it. Motion by Mr. Christopher Klein to grant the variance as requested. Seconded by Dr. Alvin Kinsel. Motion carried unanimously.

### **MINUTES**

Approval of the March 2, 2009 and the April 6, 2009 meeting minutes.

### **ADJOURNMENT**

Having no further business, the meeting was adjourned at 7:30 p.m.

Dr. Alvin Kinsel, Secretary