



September 15, 2023

Matthew T. Trepal, AICP  
Manager, Planning Division  
County of Allegheny - Economic Development  
426 Seventh Avenue - Suite 500

RE: 22088\_22089-OR Ben Avon Heights Borough Zoning Ordinance Review

Dear Mr. Trepal:

The Planning Commission and Borough Council have received extensive input from Borough Residents, and we have reviewed the comments in your January 26 letter thoroughly. I am sure you are aware that we are a small Borough, and we are primarily single-family residential. We are part of the Joint Comprehensive Plan for the Boroughs of Ben Avon, Avalon, and Bellevue which provides for all basic uses.

Attached is a revised Zoning Ordinance draft (redline and clean) along with a zoning map for review. This draft does address nearly all the comments made in your letter. Rather than address each comment, the following should suffice:

1.0 We have reviewed and acted on your comments number below:

**1 through 14; 16 through 18; 20 through 22; 24, 25, 31 through 35; 37 through 43; 45 through 48.**

2.0 The following comments the Planning Commission reviewed and debated carefully. We found some of these comments are not in alignment with our physical restraints, would not allow the greatest flexibility or usability of property, or were not in the best interest of the Borough. Some we believe would not have impact on the use and/or enforcement of the zoning ordinance:

**26 through 30; 36**

3.0 Individual Comment Responses:

**Comment #15: We have decided to not follow this suggestion.**

**Comment #19: Ben Avon Heights does not have private streets. Note the Borough streets are narrower than those found in most residential communities.**

**Comment #23: The Joint Comprehensive Plan provides for all basic uses.**

**Comment #44: The Zoning Permit must be issued prior to application for a Building Permit**

**Comment 49: We note the procedure.**

Sincerely,

Alan Jesse Cuteri, Chairman, Planning Commission  
Ben Avon Heights Borough

Enclosures: Planning Commission Final Draft Zoning Ordinance dated September 15, 2023  
Zoning Map  
January 26, 2023 Ordinance Review Letter from Matthew Trepal  
Edited draft July 17, 2023 and September 12, 2023 showing edits.