



Borough of Ben Avon Heights

October 6, 2020 – Council Meeting to Review Zoning Ordinance

A quorum is in attendance

Present:

Council Members: Brown, Cuteri, Dawley, Neunder, Radcliffe, Stiller

Mayor: Dismukes

HRG: Laura Ludwig

Solicitor: John Vogel

Secretary: DiNuzzo

Mr. Cuteri began the meeting at 7:00 PM.

Council members went through the zoning ordinance that they have already redlined and began discussing items that should be in more detail or changed or they had questions on.

Council discussed signage. Mrs. Neunder questioned if we were limited special flags such as 'happy birthday flags. Mr. Cuteri questioned if Holiday decorations should be added. Mr. Cuteri noted temporary signs have limitations. Mr. Cuteri also noted we need to allow expression without going over the top. Discussion took place over flag pole height. Discussion took place over house number and house signage

Council began to discuss non-conforming uses. Ms. Ludwig stated this Language is very standard in this section. Discussion took place Mr. Stiller raised the question if you can make a non-conforming use into a living space or add a second floor. Ms. Ludwig stated no. Mr. Vogel raised the question if Ms. Ludwig had seen any other Boroughs register their non-conforming uses. Ms. Ludwig stated she has seen lists but is unaware if they are registered.

Zoning hearing and zoning variances were discussed. Mr. Cuteri wanted to make sure the language was correct as this has recently fallen on to the Borough secretary. The applicant should list their neighbors and provide this list; therefore, their neighbors will be notified. Mr. Stiller questioned how this was defined, if it was touching parcels. Ms. Ludwig stated touching parcels or within 300 feet is typical. Mr. Brown wanted the zoning hearing board minutes to be available. Mr. Vogel added these can be included at the monthly Council meetings.

Mr. Dawley raised a question on accessory dwellings, specifically you can only have one fence. Ms. Ludwig responded, by type. Mr. Dawley also questioned the definition of fences, as it seemed complicated and confusing. Discussion took place. Mr. Dawley raised a question on short term rentals. He stated it refers to ordinance 316. He would like us to just put the actual ordinance language in. Mr. Vogel noted that you are allowed to cross reference, this would be longer than a paragraph.

Mr. Cuteri went over the next steps: Ms. Ludwig will provide a new draft; Council will review on their own time and send Mr. Cuteri their comments. He would like them sent in one document, listing the comment, page, section etc. Mr. Cuteri will then compile this, work with Ms. Ludwig, and Mr. Vogel to edit again before presenting to Council.

Jessica DiNuzzo, Secretary

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