



**Borough of Ben Avon Heights**

**Tuesday, January 28<sup>th</sup>, 2025– Working Meeting**

A quorum is in attendance

**Present:**

Council Members: Berardi, Brown, Dawley, Lope, Morris, Stiller

Mayor: Dismukes

Secretary: DiNuzzo

Residents: No public present

**Call to Order:** Mr. Stiller called the meeting to order at 7pm

**1. Public Comment:**

**2. Approval of November Meeting Minutes:** *A motion was made by Mr. Stiller to approve the November 2024 meeting minutes. Mr. Lope seconds the motion. Motion passed.*

**3. Zoning Ordinance discussion and edits:** Mr. Stiller started with the notes that the solicitor provided Council. The solicitor suggested the following for B.5 "Accessory Dwelling Units shall meet all requirements of the Principal Structure or the Garage, Detached. If Garage, Detached is also an ADU and is located within 15 feet of a property line, no windows are permitted above the ground floor directly facing an adjacent property. He also suggested capitalizing the first letter of the word Lot and Lots throughout 315B. Discussion took place. Mr. Brown suggested going through the table on page 45. Council agreed that the Deck area was a bit confusing the way it is currently written. Ms. Berardi noted there is no definition for wall. Other Council members felt wall and fence are interchangeable. Mr. Brown suggested defining wall as a non-opaque fence. Mr. Stiller added that Council says see fence, when defining wall. Heavy discussion took place over the table on page 45 on the height of Garages. Council ended the night completing the table in article 4 on page 49.

Meeting adjourned at 8:49pm