

**MUNICIPALITY OF  
BETHEL PARK  
ALLEGHENY COUNTY,  
PENNSYLVANIA  
PUBLIC NOTICE**

Notice is hereby given that the Zoning Hearing Board of Bethel Park will hold a public hearing on **MONDAY**, November 4, 2024 beginning at 7:30 pm in the Municipal Building at 5100 West Library Avenue, Bethel Park, Allegheny County, Pennsylvania to consider the following matters:

**Zoning Appeal Application**

**No. 2861:** The appeal of Dogwood Charter School and Bethany Lutheran Church from decisions made by the Zoning Officer and Residential Building Inspector in the issuance of September 9, 2024 Notice of Violation and the September 24, 2024 denial of a Zoning Permit Application regarding the appellants attempt to occupy a portion of 5303 Madison Avenue as a public K-8 charter school with less than 80 students without first obtaining Certificates of use, occupancy and compliance per Zoning Ordinance Sections 69.61.1 and 3. The appellants are also requesting a dimensional variance to Zoning Ordinance Section 69.25.3 as it pertains to the 5-acre minimum lot area requirement for an Elementary School in the R-3 One-Family Dwelling Zoning District. The property is in Ward 1 having a County Parcel ID: 475-P-76.

**Zoning Appeal Application**

**No. 2862:** The appeal of Flora Park Garden Center, LLC requesting a variance to establish a retail ice cream shop in a vacant building located at 30 Corrigan Drive. The applicant is requesting a use variance to Zoning Ordinance Section 69.34.1 as it pertains to the Permitted Uses by right in the Conservation District. The property is zoned CD Conservation District located in Ward 4 having a County Parcel ID: 475-L-300-1.

**Zoning Appeal Application**

**No. 2863:** The appeal of Aleksander Sheyko requesting variances to construct an addition to the existing single-family dwelling located at 2808 Oak Street. The applicant is requesting dimensional variances to Zoning Ordinance Section 69.25.4 paragraphs 1 and 2 pertaining to side and rear yard setbacks and Section 69.25.5 to exceed the maximum lot coverage permitted for buildings and accessory uses. The property is zoned R-3 One Family Dwelling in Ward 1 having a County Parcel ID: 567-D-067. The applications may be examined Monday through Friday between 8:00 am and 4:30 pm in the Bethel Park Municipal Building, 5100 West Library Avenue, Bethel Park, PA 15102 by contacting Vince Kelly, email at [vkelly@bethelparkpa.gov](mailto:vkelly@bethelparkpa.gov) or phone (412) 831-6800 ext 133.

Kristen Denne, Manager