



## ZONING HEARING BOARD AGENDA October 14, 2020

7:00 P.M. Call to Order  
Pledge of Allegiance  
Approval of Minutes: August 12, 2020

### ROSS TOWNSHIP ZONING HEARING BOARD

Ross Township  
Municipal Building  
1000 Ross Municipal Drive  
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#### OFFICERS

CHAIR  
Tara A Howey

VICE CHAIR  
Philip Little

SECRETARY  
Ronald Zangaro

SOLICITOR  
Catherine A. Conley, Esq.  
Phone: 412-782-5221

BOARD LIAISON  
Dominic J. Rickert  
Email: drickert@ross.pa.us

#### MEMBERS

James R. Atzert  
Tara A. Howey  
Philip Little  
Beth A. Schellhaas  
Ronald Zangaro

#### NEW BUSINESS

- ZHB-14-20 Nick & Jeanette Karellas request a 6.5 ft. 5 in. side yard setback variance to §27-907's 15 ft. side yard setback requirement for the construction of an addition on the south side of the home on property located at 211 Henderson Rd with Parcel ID Number 282-E-124 in an R-1 Zoning District of the 1<sup>st</sup> Ward.
- ZHB-15-20 Ronald & Charlene Burkard are requesting a 4 ft. 5 in. side yard setback variance to §27-907's 15 ft. side yard setback requirement on property located at 4426 Mount Troy Road Ext. with Parcel ID Number 163-H-72 in an R-1 Zoning District of the 7<sup>th</sup> Ward for the purpose of a modification of the dividing lines between 4424 Mount Troy Road Ext. and 4426 Mt. Troy Road Ext. via a future subdivision.
- ZHB-16-20 Corbett Investors LLC is requesting dimensional variances for signage and lot coverage including: a 2 ft. 8 in. height variance to §27-1606.8, §27-1608.1.D(1), and §27-1608.1.D(5)'s permitted height of 6 ft. for a freestanding ground sign; a variance of 51.34 sq. ft. in signage area to §27-1608.1.D(2) and §27-1608.1.D(5)'s permitted total signage area of 50 sq. ft. for a freestanding ground sign; a 17 ft. variance to §27-1606.9's requirement that wall signs shall not be located more than 12 ft. above the ground level immediately below such sign for first floor wall signs; a variance to permit three wall signs from §27-1608.1.B(1)'s requirement permitting one sign per occupancy; a variance of 232 sq. ft. in signage area for a wall sign from §27-1608.1.B(4)'s permitted 100 sq. ft. in total signage area for a wall sign; a variance of 17.17 sq. ft. of signage area from §27-1608.1.D(5)'s permitted 5 sq. ft. in signage area for canopy logos, and a variance of 12% in maximum lot coverage from Chapter 27, Attachment 3's permitted maximum lot coverage of 65% in a C-1 Zoning District, for the completion of a wholesale club on property located at 495 Browns Lane with Parcel ID Number 517-C-244, in a C-1 Zoning District of the 8<sup>th</sup> Ward.

ZHB-17-20 Haven Home Builders is requesting a side yard setback variance of between 5 ft. to 10 ft. to §27-907's 15 ft. side yard setback requirement for each of three lots located at 7914 Hemlock Street with Parcel ID Numbers 611-P-125, 611-P-128, and 611-P-131 in an R-1 Zoning District of the 9<sup>th</sup> Ward, for the construction of a single family home on each lot.

Tara A Howey, Chairwoman