



ZONING HEARING BOARD AGENDA June 14, 2023

7:00 P.M. Call to Order
Pledge of Allegiance
Approval of Minutes: May 10, 2023

ROSS TOWNSHIP ZONING HEARING BOARD

Ross Township
Municipal Building
1000 Ross Municipal Drive
Pittsburgh, PA 15237-2725
Phone: 412-931-7055
Fax: 412-931-3508
www.ross.pa.us

OFFICERS

CHAIR
Philip Little

VICE CHAIR
James R. Atzert

SECRETARY
Beth Schellhaas

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
Brandon Keller
Philip Little
Beth A. Schellhaas

OLD BUSINESS

ZHB-2-23 Richard P. Quigley, Jr. requests three variances from §27-309.4.A., §27-309.4.B., and §27-309.4.D. to permit two 20 ft. portable storage units and one 40 ft. portable storage unit for permanent or semi-permanent storage on property located at 383 Bascom Avenue with Parcel ID Number 161-R-25 in a C-2 Zoning District of the 6th Ward.

NEW BUSINESS

ZHB-10-23 The Pep Boys request a variance from §27-1608(1)(D) to permit an additional freestanding monument sign on a commercial garage on property located at 4751 McKnight Road with Parcel ID Number 281 – C- 190 in a C-1 Zoning District of the 1st Ward.

ZHB-11-23 Antoinette and Joseph Schipani request a variance from §27-309.4.C. to permit an existing storage container as a permanent storage container to be used as a shed on property located at 401 Bascom Avenue with Parcel ID Number 161 – R – 132 in an R-2 Zoning District of the 6th Ward.

ZHB-12-23 MC Signs, LLC requests seven variances from §27-1608.1. and §27-1608.2. including: a 10 ft. variance to the 20 ft. height allowance for a pylon sign; an 80 sq. ft. variance to the 100 ft. sq. footage allowance for a pylon sign; a variance to permit also an offsite sign; an additional 4 signs to the one sign per occupancy limit; an additional wall sign on the same side of the building to the one sign limit; an increase of 100 sq. ft. to the 100 sq. ft. allowance for a 200 ft. building sign; and a variance to also install a sign on an existing brick monument at entrance, for the operation of a Primanti Bros restaurant on property located at 45 McIntyre Square in a C-1 Zoning District of the 9th Ward.

OTHER BUSINESS:

ZHB-8-22 Pursuant to Court of Common Pleas Court Hon. Judge Mary C. McGinley Remand Order dated May 22, 2023, Xiuchang Ann Huang requests a use variance from the Use Regulations of §27-905 and §27-906 to permit the operation of an Airbnb on property located at 516 Roseland Street with Parcel ID Number 162-D-63 in an R-2 Zoning District of the 7th Ward.

Philip Little, Chairman