

**ROSS TOWNSHIP ZONING HEARING BOARD**  
**March 13, 2019**

The Regular Meeting of the Ross Township Zoning Hearing Board was held on March 13, 2019, at 7:00 p.m. Ms. Schellhaas called the meeting to order.

**PRESENT:** Beth Schellhaas, Ronald Zangaro and Tara Howey

**ABSENT:** James R. Atzert and Philip Little

**SOLICITOR:** Catherine A. Conley, Esq.

**DIRECTOR OF COMMUNITY DEVELOPMENT AND BOARD LIAISON:** Dominic J. Rickert (Absent)

**RECORDING SECRETARY:** Noreen A. Re

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*Pledge of Allegiance*

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**APPROVAL OF MINUTES:**

**February 13, 2019**

**Motion to approve made by Ms. Howey and seconded by Mr. Zangaro.**

**Motion carries – 3 to 0**

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**OLD BUSINESS:**

**ZHB-32-18 - Kossman Development Company is requesting a variance to Chapter 27-1403.1.D for structures within a buffer yard; a variance to 27-1403.1.H.(2) for the elimination of a 50-foot buffer yard; a variance to Chapter 27-1502.6 to allow parking spaces and access drives within 10 feet of a side yard lot line; and a use variance for Chapter 27-2104.2.B to permit drive-through facilities for a proposed Mixed-Use Development on property located at Lot & Block 611-L-60, 7910-7920 Perry Highway, in a C-1 Zoning District of the 9th Ward.**



**Postponed until the April 10, 2019, Zoning Hearing Board**

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**NEW BUSINESS:**

**ZHB-4-19 – Gerald Churray is requesting an 18-foot front yard setback variance to Chapter 27-907 for a proposed addition at Lot & Block 351-L-83, 101 10<sup>th</sup> Street, in an R-2 Zoning District of the 3<sup>rd</sup> Ward.**

Mr. Dave Wisnick, 1305 Stranmore Street, Pittsburgh, PA 15212, was present on behalf of the applicant and duly sworn. Mr. Wisnick described the request in detail. The plan is for a master bedroom bathroom addition and laundry room on the first floor. The property owner wants the first floor to be wheelchair accessible for the bathroom.

Ms. Conley commented as follows:

MS. CONLEY: "So, members of the Board, the front yard setback requirement is 25 feet. The side yard would be 10 feet. Now, if you remember, we did have that proposed ordinance -- it is pending – that will clarify the definition of a front yard. So to bring to your attention if, in fact, that would have passed, the variance would be less, because it's only a 10-foot requirement on the side. This gentleman would need a 7-foot variance; right?"

MR. WISNICK: "Yes."

MS. CONLEY: "I mean an 18-foot variance, because you're going to be 7 feet from the road?"

MR. WISNICK: "From the property line, yes. The road is further away, too."

The wooden fence will remain. The neighbors were in agreement with the request. Construction of the addition was discussed.

**No public comments for or against**

**Motion to grant ZHB-4-19 made by Mr. Zangaro and seconded by Ms. Howey.**

**Motion carries – 3 to 0**



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**ZHB-5-19 – Harold Winegardner is requesting a variance from Chapter 27-309.4.D to permit one portable storage unit periodically and a second portable storage unit indefinitely at Lot & Block 281-G-250, 4717 McKnight Road, in a C-1 Zoning District of the 8<sup>th</sup> Ward.**

Mr. Harold Winegardner, 310 Grant Street, Suite 2500, Pittsburgh, PA 15219, agent for McKnight Northland, was present on behalf of the applicant and duly sworn. Mr. Winegardner stated the first storage unit would be used for storage of salt from November 1<sup>st</sup> through March 1<sup>st</sup>. The second storage unit is for Big Lots to use, due to the lack of warehouse space at the site. There is space for vehicles to drive around the back. It is also not in a fire lane.

Ms. Darlene DiDonato, 325 Bepler Avenue, Pittsburgh, PA 15229, inquired regarding the exact location of the storage units.

**No further public comments for or against**

**Motion to approve made by Ms. Howey and seconded by Mr. Zangaro.**

**Motion carries – 3 to 0**

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**ZHB-6-19 – Accel Sign Group is requesting a variance from Chapter 27-1608.1.B(2) for an additional 43 square feet of signage at Lot & Block 612-R-82, 6256A Northway Drive, in a C-1 Zoning District of the 9<sup>th</sup> Ward.**

Mr. Bill Whitehead, 5600 Harrison Street, Pittsburgh, PA 15201, and Mr. Andrew Wasserstrom, 5150 Walcutt Court, Columbus, OH 43228, were present on behalf of the applicant and duly sworn. Mr. Whitehead stated it was for the dual branding of the Oshkosh and Carter's stores. He described the request in detail.

Ms. Conley commented as follows:

MS. CONLEY: "I have a question. When you calculated the square footage that you need, did you go around the letters?"

MR. WHITEHEAD: "No. We just put a rectangle.



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MS. CONLEY: "The square footage is just based on like a box?"

MR. WHITEHEAD: "Correct."

MS. CONLEY: "When I spoke with the zoning officer today, he indicated that you could calculate it that way; and in terms of granting a variance, it's not a big variance."

MR. WHITEHEAD: "If we were to calculate just the stroke of the letter, we would probably still need to go through the variance a little bit, but the square footage won't be as much. We may need a variance for 12 square feet as opposed to the 42.1."

MS. CONLEY: "Right. I'm just bringing it up to the Board. Because if Nick were here, he'd probably say that, also."

MR. WHITEHEAD: "Yes."

MS. CONLEY: "You need a lesser variance."

**No public comments for or against**

**Motion to grant ZHB-6-19 made by Mr. Zangaro and seconded by Ms. Howey.**

**Motion carries – 3 to 0**

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**Motion to pay the bill of the solicitor for \$1,975.20 made by Ms. Howey and seconded by Mr. Zangaro.**

**Motion carries – 3 to 0**

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**ADJOURNMENT:**

**Motion to adjourn made by M. Zangaro and seconded by Ms. Howey.**

**Motion carries – 3 to 0**

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**MEETING ADJOURNED AT 7:25 P.M.**

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**Beth Schellhaas**  
**Chairperson**

*Minutes prepared by Noreen A. Re, Certified Realtime Reporter.*

