

**ROSS TOWNSHIP ZONING HEARING BOARD**  
**April 10, 2019**

The Regular Meeting of the Ross Township Zoning Hearing Board was held on April 10, 2019, at 7:00 p.m. Ms. Schellhaas called the meeting to order.

**PRESENT:** Beth Schellhaas, Tara Howey, Philip Little and Ron Zangaro

**ABSENT:** James R. Atzert

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

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

**RECORDING SECRETARY:** Teresa M. Benson

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*Pledge of Allegiance*

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**APPROVAL OF MINUTES:**

March 13, 2019

Motion to approve made by Mr. Little and seconded by Ms. Howey.

Motion carries – 4 to 0

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**OLD BUSINESS:**

ZHB-32-18 - Kossman Development Company is requesting multiple variances for a proposed Mixed-Use Development of property located at Lot & Block 611-L-60, 7910-7920 Perry Highway, in a C-1 Zoning District of the 9th Ward.

Postponed until May 8, 2019

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**NEW BUSINESS:**

**ZHB-7-19 - Ed Ebeck is requesting a 665 square foot size variance and a 12 foot height variance to Chapter 27-906.6.D.(1) for a proposed garage on property located at Lot & Block 282-E-90, 400 Rosewood Drive, in an R-1 and C-2 Zoning District of the 1st Ward.**

Ms. Schellhaas indicated she would be abstaining, since Mr. Ebeck works for her.

Mr. Ed Ebeck, 400 Rosewood Drive, Pittsburgh, PA 15237, was present and duly sworn. Mr. Ebeck described his request in detail and provided a drawing.

Solicitor Conley inquired: "So you're keeping the existing shed that's there?" Mr. Ebeck replied, "Yes, we are. Yes." Solicitor Conley inquired: "So that's 275 plus the 720?" Mr. Rickert responded "Yes" and explained that he had spoken to a neighbor who had a concern about lighting. Mr. Ebeck replied that he had spoken to his neighbor regarding her concern. He indicated if there would be external lighting on the garage, he would be sure to place it so it would not shine on his neighbor's property.

Upon inquiry by Ms. Howey, Mr. Ebeck stated no one would be living in the garage.

Mr. Rickert also commented about the sewer tap requirement, which Mr. Ebeck was aware of.

Mark Petrunia, 106 Harbeth Drive, Pittsburgh, PA 15237, was also present and duly sworn. Mr. Petrunia questioned what the allowed total square footage was. Solicitor Conley replied: "What is allowed is 14 feet in height, and any person in Ross in this area can have two accessory structures for total footage of 720 square feet. He already has a shed that's 275. He is asking for a 665 square foot variance. I think it is a variance of 12 feet, because it is going to be 26 feet high. So he is looking for a height variance and square footage variance."

**No public comments for or against**

**Motion to grant ZHB-7-19 was made by Mr. Little and seconded by Mr. Zangaro.**

**Motion carries – 3 to 0 with 1 abstention  
Ms. Schellhaas abstaining**

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**ZHB-8-19 - Ferri Design is requesting variances to Chapter 27-1608.1.B(1) for two wall signs; Chapter 27-1608.1.B(2) for an additional 137.01 square feet of additional signage and Chapter 27-1608.1.F.(1)(a) for an additional 148 square foot for a banner sign on property located at Lot & Block 612-R-82, 6254 Northway Drive, in a C-1 Zoning District of the 9th Ward.**

Mr. Christopher Ferri, 34 Woodridge Drive, Carnegie, PA 15106, was present and duly sworn. He described his request in detail. He reported that Lands' End was willing to go with a smaller sign, if necessary.

Solicitor Conley stated: "Oshkosh asked for 43 square feet, and I think in the minutes it went down to 12 square feet." She also stated that: "Carter-Oshkosh had that pillar in between Carter and Oshkosh."

Mr. Ferri stated that Lands' End was agreeable to moving the blue-lettered sign off to the side. Mr. Ferri calculated the square footage. Solicitor Conley stated: "So 54 square feet variance is what you need." Mr. Ferri replied that it was actually 101, and it was agreed that a 1-foot variance was actually required.

**No public comments for or against**

**Motion to grant ZHB-8-19 with a 1-foot variance and elimination of the secondary sign was made by Mr. Little and seconded by Ms. Howey.**

**Motion carries – 4 to 0**

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Motion to pay the bill of the solicitor for \$1,173.27 was made by Mr. Zangaro and seconded by Mr. Little.

Motion carries – 4 to 0

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**ADJOURNMENT:**

Motion to adjourn made by Mr. Zangaro and seconded by Ms. Howey.

Motion carries – 4 to 0

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**MEETING ADJOURNED AT 7:19 P.M.**

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**Beth Schellhaas**  
**Chairperson**

*Minutes prepared by Teresa M. Benson, RPR*