



# ZONING HEARING BOARD AGENDA February 14, 2024

7:00 P.M. Call to Order  
Pledge of Allegiance  
Reorganization of the Zoning Hearing Board  
Approval of Minutes: November 15, 2023  
December 13, 2023

## ROSS TOWNSHIP ZONING HEARING BOARD

Ross Township  
Municipal Building  
1000 Ross Municipal Drive  
Pittsburgh, PA 15237-2725  
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### 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, Sr., Administrator of the Estate of 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.

ZHB-19-23 Rebecca Bowden requests three variances from the setback requirements of §27-907: a 12 ft. variance from the 15 ft. side yard requirement, a 19 ft. variance from the 35 ft. rear yard requirement, and a 10 ft. variance from the 30 ft. front yard setback requirement for the construction of a single-family dwelling on property located on Washington Boulevard with Parcel ID Number 611 – R – 40 in an R-1 Zoning District of the 9<sup>th</sup> Ward.

### NEW BUSINESS

ZHB-1-24 HHF3 LLC requests a 2 ft. 9 in. variance from the 15 ft. side yard setback requirement of §27-907 for the reconstruction of a single-family dwelling on property located at 609 Park Place with Parcel ID Number 352 – H – 56 in an R-1 Zoning District of the 1st Ward.

ZHB-2-24 Joseph Cillo requests a 10 ft. height variance from the 14 ft. height limitation of §27-906.6.D. (1) (d) for the construction of a 6,000 square ft. accessory structure to a single-family dwelling on property located at 327 Preston Avenue with Parcel ID Number 162 – N – 17 in an R-2 Zoning District of the 7<sup>th</sup> Ward.

- ZHB-3-24 Rhonda Yancey requests a use variance from §27-905, or in the alternative, a continuation and/or expansion of a non-conforming use under Part 13 of the Zoning Ordinance, to permit a health and wellness clinic on property located at 4001 Charlemagne Court with Parcel ID Number 517 – H – 30-4001 in an R-4 Zoning District of the 8th Ward.
- ZHB-4-24 Excel Signworks on behalf of Mascot LLC requests a variance from the size limitations of §27-1608.1.B.4 for the installation of existing and new signage on property located at 7203 McKnight Road with Parcel ID Number 431 – K – 257 in a C-1 Zoning District of the 8th Ward.
- ZHB-5-24 Merlina Enterprises LLC requests a variance from §27-906.4.Q.(5) to permit a reduction in the number of required parking spaces and a variance from the building line setback requirements of §27-908 for a proposed auto repair shop on property located at 955 Perry Highway with Parcel ID Number 429 – H – 73 in a C-1/R-2 Zoning District of the 5th Ward.

Philip Little, Chairman