A. PROJECT INFORMATION

1. APPLICATION IS: ☒ Development Project ☐ Protest Appeal

2. STAFF REVIEW DATE:

3. SITE INFORMATION

Development Address: 970 Washington Blvd
Parcel ID(s)/Lot-and-Block Number(s): 125-C-275
Project Description: Installation of (1) double-faced internally illuminated pylon sign with LED message center. This sign will be an exact replacement of the previous sign that was damaged by a car accident.

3. CONTACT INFORMATION

Applicant Name: Emily Jones
Applicant Contact (phone and email): 412-481-6990

B. ZBA HEARING INFORMATION

Zone Case # 33 of 2021
Date of Hearing: Feb 11, 2021
Time of Hearing: 9:30 AM
Zoning Designation: UI
Neighborhood: Homewood West
Zoning Specialist: CS

C. ZBA REQUESTS

Type of Request: Variance
Code Section:
Description: Special Exception - electronic non-advertising sign in the UI (919.03.O.3)
Variance - 919.03.O(a) - motion in electronic non-advertising signs prohibited

Type of Request: Variance
Code Section:
Description:
Re: DCP-ZDR-2020-12815 - 970 Washington Blvd

Seifert, Caroline <caroline.seifert@pittsburghpa.gov>

Mon 12/14/2020 2:38 PM

To: emily@advancesignco.com <emily@advancesignco.com>; Ipatova, Svetlana <svetlana.ipatova@pittsburghpa.gov>

Thanks, Emily. I've copied in Lana so she can assist in scheduling the hearing. ZBA requests are below:

Special Exception - electronic non-advertising sign in the UI (919.03.O.3)
Variance - 919.03.O(a) - motion in electronic non-advertising signs prohibited

Caroline Seifert
Zoning Specialist
City of Pittsburgh, Department of City Planning
caroline.seifert@pittsburghpa.gov
200 Ross St., 3rd Floor
www.pittsburghpa.gov/dcp/

The Zoning counter at 200 Ross Street is currently closed. Applications can be submitted and documents uploaded onto OneStopPGH. Please email Zoning@pittsburghpa.gov with any questions.

Zoning and Development Review Boards and Commissions are now meeting virtually. Visit the pages for application and meeting information: Zoning Board of Adjustment, Historic Review Commission, and Planning Commission. Hearing notices are posted here.

From: emily@advancesignco.com <emily@advancesignco.com>
Sent: Monday, December 14, 2020 9:53 AM
To: Seifert, Caroline <caroline.seifert@pittsburghpa.gov>
Subject: Re: DCP-ZDR-2020-12815 - 970 Washington Blvd

Hi Caroline,

Please see the attached spec sheet for the electronic portion of the sign. The sign will change from static images of time, date, and open/closed every 30 seconds, as allowed by 919.03.O.3(b). The maximum brightness of the sign is higher than the allowed brightness, but it is dimmable to meet the standards. Let me know if you need anything else.

Thanks,

Emily Jones | advancesignco
Permit Coordinator
1010 Saw Mill Run Blvd. | Pittsburgh, PA 15226
tel: 412.481.6990 x 107
e-mail: emily@advancesignco.com

https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.advancesignco.com%2F&data=04%7C01%7Carolinesiefert%40pittsburghpa.gov%7C7c8fd05c1f104d31bb1108d8a040009c7cf5f175591c90443689120d327cf7c1%7C0%7C637435544044680231%7CUnknown%7CTWFpbGZsb3d8eVljoiMC4wLjAwMDAIiLCJQjoiV2luMzlilC
Data displayed on this map is for informational purposes only. It is not survey accurate and is meant to only show a representation of property lines.

Note: This button uses pop-ups. Please click help button for further printing instructions.
OVERVIEW

Floodplain Development Applications are ONLY required for developments in areas designated as “Special Flood Hazard Areas” of FEMA-issued flood maps. Flood maps can be reviewed at the Division of Zoning and Development Review, or online at the FEMA Map Service Center website (https://msc.fema.gov/).

If you are proposing a development of any kind (renovating to existing structures, HVAC, replacing windows/doors/roof/siding, constructing a new building, adding on to an existing building, clearing land, placing fill, grading land, mining, dredging, drilling, etc.) in a floodplain, you MUST obtain approval for development in the floodplain prior to beginning the project. There are penalties for failing to do so. This approval is required prior to applying for any other relevant city permits for the proposed development.

Note: This application is only to determine compliance of the proposed development with the Flood Plain Overlay District requirements. Approval of this application does not constitute approval to begin the project. The applicant must then obtain approval for all relevant permits for the proposed development (building, occupancy, HVAC, electrical, etc.) in order to begin work.

INSTRUCTIONS

SECTION I—To Be Completed by Applicant

Project Information

Check the box(es) beside the type of development that is being proposed. Documentation of the cost of the proposed project is required so the Zoning Administrator can determine whether or not the improvement is a “substantial improvement.” A PDF copy of the Allegheny County Assessment value as well as a professional cost estimate/contract must be attached.

Applicant Signature

Applicant must sign, print and date the application.

SECTION II—To Be Completed by Zoning Administrator

Special Hazard Flood Area Information

The Floodplain Administrator will review the application to determine if the project complies with the requirements of the Flood Plain Overlay District. If the project is a “substantial improvement,” additional documentation as described in the Supplement may be required before the Floodplain Administrator can make this determination.

If any of the additional documentation is required, the Floodplain Administrator is to notify the applicant, allow a reasonable length of time for submission of the documents, and then review all submissions to determine whether or not the proposed development is in compliance.

SECTION III—To Be Completed by Zoning Administrator

Compliance Determination

The Zoning Administrator will indicate whether or not the proposed development is in compliance with the requirements of the Flood Plain Overlay District. If the project does NOT comply, the Zoning Administrator will provide an explanation of the deficiencies to the Applicant.
1. APPLICATION TYPE: [ ] New application [ ] Amendment/Addition to existing application

2. SITE INFORMATION

Development Address(es): 970 Washington Blvd. Pittsburgh, PA 15206

Parcel ID(s) or Block-and-Lot Number(s): 125-C-275

Does the site have a basement as defined in 906.02.J.2 (an area having its floor below ground level on all sides)?

[ ] Yes [ ] No

Describe the proposed development in detail (include changes to use, new construction, renovations, accessory structures and uses, etc.; if development is only in a portion of the building identify which areas):

Installation of (1) double-faced internally illuminated pylon sign with LED message center. Connection to existing electric. This sign will be an exact replacement of the previous sign that was damaged by a car accident.

3. DEVELOPMENT (*Please check all that apply*)

Type of Use:

[ ] Residential (1 to 4 families)
[ ] Residential (More than 4 families)
[ ] Non-Residential:
  [ ] Elevated
  [ ] Flood proofed
[ ] Mixed Use (Residential & Non-Residential)
[ ] Manufactured (mobile) Home
[ ] Accessory Structure
  [ ] Anchored
[ ] Other

Type of Activity:

[ ] Alteration of Existing Structure (Interior)
[ ] Alteration of Existing Structure (Exterior)
[ ] Addition to Existing Structure
[ ] Relocation of Existing Structure
[ ] New Structure (Primary)
[ ] New Structure (Accessory)
[ ] Demolition of Existing Structure
[ ] Replacement of Existing Structure
[ ] Placement of fill material
[ ] Drainage improvement (incl. culvert work)
[ ] Individual water or sewer system
[ ] Roadway or bridge construction
[ ] Paving or concrete on grade
[ ] Storage of equipment and materials
[ ] Temporary event or seasonal uses
[ ] Other development
4. COST OF DEVELOPMENT: (Please check applicable source and attach copy of document)

Current Market Value of Structure: $45,000.00

☒ Allegheny County Assessment (structure only) or ☐ Certified Appraisal (structure value only)

Project / Job Value: $31,000.00

☒ Itemized costs of materials and labor, or estimates of materials and labor that are prepared by licensed contractors or professional construction cost estimators

B. CONTACT INFORMATION

Owner Name: Rad Five LLC
Owner Address: 3421 Hampton Oaks Dr. Allison Park, PA 15101-1149
Owner Contact (phone and email): 

Is the owner also the applicant? ☐ Yes ☒ No

If No, complete applicant info below:

Applicant Name: Advance Sign Company
Applicant Address: 1010 Saw Mill Run Blvd. Pittsburgh, PA 15226
Applicant Contact (phone and email): emily@advancesignco.com (412) 481-6990 x107

My signature (below) certifies that all information provided as part of this application is correct and that I am authorized by the legal property owner to make this application.

Applicant or Owner Signature: ___________________________ Date: 11/24/2020

C. ADDITIONAL DOCUMENTS AS REQUIRED BY CODE

For any project with new development (including accessory structures) or with improvement exceeding 50% of the structure(s) pre-improvement market value, a site plan is required with the following information:

- A plan of the entire site, clearly and legibly drawn at a standard architect’s or engineer’s scale (being a scale of one (1) inch equal to one hundred (100) feet or less), showing the following:
  - North arrow, scale, and date;
  - Topographic contour lines;
  - The location of all existing and proposed buildings, structures, and other improvements, including the location of any existing or proposed elements;
  - Subdivision;
  - The location of all existing streets, drives, and other access ways; and
  - The location of any existing bodies of water or watercourses and Special Flood Hazard areas as delineated by current FEMA Flood Insurance Rate Maps, including the floodway, if available.

NOTE: FOR ALL PROJECTS THAT ARE CONSIDERED A “SIGNIFICANT DEVELOPMENT,” THE FLOODPLAIN ADMINISTRATOR WILL REQUIRE ADDITIONAL DOCUMENTATION BASED ON THE LOCATION AND SCOPE OF WORK TO DETERMINE COMPLIANCE WITH THE FLOODPLAIN REGULATIONS. SEE PITTSBURGHPA.GOV/DCP/ZONING/FLOODPLAIN FOR MORE INFORMATION.
SECTION II (TO BE COMPLETED BY FLOODPLAIN ADMINISTRATOR)

A. SPECIAL HAZARD FLOOD AREA INFORMATION

1. FIRM map panel (number and suffix):

2. The date on the FIRM is:

3. The parcel of the development is located in Flood Zone (check all that apply):
   - □ None, compliance with Flood Plain Overlay standards is not required, skip to Section III.
   - □ Parcel is in SFHA, but development is not, compliance with Flood Plain Overlay standards is not required, skip to Section III.
   - □ A, proceed to #4.
   - □ AE, proceed to #4.
   - □ AE/Floodway, a No Rise Certificate is necessary before proceeding to #4.

4. Does the proposed development constitute Substantial Improvement / Substantial Damage repair or a New Structure?
   - □ NO, compliance with Flood Plain Overlay standards is not required, skip to Section III.
   - □ YES, proceed to #5, the project must comply with Flood Plain Overlay standards.


6. Source of the base flood elevation (BFE):
   - □ Flood Insurance Study Profile #__________________________
   - □ Other sources of the BFE (If Flood Zone A):

7. Proposed lowest floor elevation (including basement and utilities): ___________ North American Vertical Datum of 1988 (NAVD 88). (This elevation must be greater than the BFE. For non-residential structures, floodproofing may be used for protection. See ordinance for details.)

8. Other:

SECTION III (TO BE COMPLETED BY FLOODPLAIN ADMINISTRATOR)

A. COMPLIANCE DETERMINATION

- □ This project IS in compliance with the Flood Plain Overlay District requirements, subject to any conditions attached to and made part of this application.

- □ This project IS NOT in compliance with the Flood Plain Overlay District requirements. No permits shall be issued until the project comes into compliance.

Floodplain Administrator (signature)  (PRINTED name)  (Date)

The Applicant is reminded that this document is a determination of compliance with the Flood Plain Overlay District design requirements only. All construction permits, inspections, and submission of final documents must be completed and approved before a Certificate of Occupancy will be issued, and before the development can be occupied or used.
# Quote

1010 Saw Mill Run Boulevard  
Pittsburgh, PA 15226

Jim Haduch  
412.481.6990 ext. 104  
jim@advancesignco.com

**Customer:**  
Rich Donato  
Clean Car Express  
970 Washington Blvd.  
Pittsburgh, PA 15206

**Job Location:**  
Clean Car Express  
970 Washington Blvd.  
Pittsburgh, PA 15206

<table>
<thead>
<tr>
<th>Item</th>
<th>Sign Description</th>
<th>Qty</th>
<th>Unit Price</th>
<th>Tax</th>
<th>Line Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Manufacture an 18' +/- high painted aluminum pylon sign supported by 6&quot; steel poles mounted in a concrete footer with a 9'H x 8'W x 10&quot;D double faced LED illuminated aluminum cabinet, embossed and painted translucent sign panels, and hinged retainers for service from artwork provided by the customer.</td>
<td>1</td>
<td>14400.00</td>
<td>X</td>
<td>14,400.00</td>
</tr>
<tr>
<td>2</td>
<td>Manufacture a 17&quot; H x 8'3&quot;W x 5&quot;D double faced 19mm mono red Watchfire message center with 4G wireless communication and ignite software. Viewing area will be 12&quot;H x 96&quot;W.</td>
<td>1</td>
<td>10833.00</td>
<td>X</td>
<td>10,833.00</td>
</tr>
<tr>
<td>3</td>
<td>Delivery, excavation and professional installation</td>
<td>1</td>
<td>5860.00</td>
<td>X</td>
<td>5,860.00</td>
</tr>
</tbody>
</table>

**Standard Assumptions**

**Sales tax:** Unless tax-exempt, sales tax is included in quote.

**Permitting (If applicable):** Quote does not include permitting fees. Permits will be obtained by Advance Sign Company. The actual cost of the permits, plus a procurement fee of $250.00, will be paid by the purchaser. If an engineering stamp is required for permit, an additional fee of $350.00 will be applied to final invoice. Quote assumes all proposed signage conforms to local ordinances. If variances are required, Advance Sign can provide these services at an additional cost.

**Delivery:** Absent extenuating circumstances, (installation/delivery) of your purchase will be installed (6) to (8) weeks after we have received the following: 1) approved manufacturing drawings, 2) signed quote/purchase orders, and 3) all applicable permits.

**Warranty:** Signage is guaranteed for one (1) year from the date of (delivery/pick-up/installation).

**Electric (If applicable):** Client is responsible for providing electric to sign all illuminated sign locations, including lighting controls. If building-mounted sign, quote assumes wiring access is available behind wall.

**Excavation (If applicable):** Advance Sign will place PA-1 call for any onsite excavation work. Client is responsible for identifying all underground utilities not identified by PA-1. Quote assumes normal excavation. If additional equipment/labor is required to excavate hole, Advance Sign can provide these services at an additional cost.

Above information is not an invoice and only an estimate of services/goods described above.

**Standard Payment Terms:** 50% payment is due at time of order. The balance is due thirty (30) days from the date of delivery/pick-up/installation.

Please confirm your acceptance of this quote by signing this document or providing a purchase order.

**Signature**

Thank you for your business!
CERTIFICATE OF OCCUPANCY
CITY OF PITTSBURGH

Certificate Number: 11-SEN-00893
Location: 910 WASHINGTON BLVD
Parcel ID: 012345-0001-23
Permitted Occupancy: CAR EXPRESS 5 MINUTE CAR WASH

Date Issued: 12/18/2013
Ward: 12

DOA #: 22.18
Permit Number: 11-SEN-00893
Construction Code Edition: 1DC 2009
Construction Type: Car Wash

Condition: Clean
Date of Final Inspection: 04/10/2012

Owner: CAMBOLOT ENTERPRISES INC
PO BOX 18325
PITTSBURGH, PA 15238

Permission is hereby granted for the occupancy above described.

Chief, Bureau of Building Inspection