A. PROJECT INFORMATION

1. APPLICATION IS:  ☑ Development Project  □ Protest Appeal

2. STAFF REVIEW DATE:

3. SITE INFORMATION

Development Address: 135 Greenside Ave
Parcel ID(s)/Lot-and-Block Number(s): 36-C-58
Project Description: use as child care (general) in the R1D zoning district

3. CONTACT INFORMATION

Applicant Name: Tracy Beresford
Applicant Contact (phone and email): 412-999-3841

B. ZBA HEARING INFORMATION

Zone Case # 93 of 2021
Date of Hearing: April 15, 2021
Time of Hearing: 9:10 a.m.
Zoning Designation: R1D-L,P
Neighborhood: Banksville
Zoning Specialist: CS

C. ZBA REQUESTS

Type of Request: Variance  Code Section: 911.02
Description: use as child care (general) in the R1D zoning district

Type of Request: Variance
Description: Soft front setback to 0' proposed for parking pad

ZBA Supplement Page 1 of 1
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.
Parcel ID: 0036-C-00068-0000-00
Property Address: 135 GREENSIDE AVE
PITTSBURGH, PA 15220

Municipality: 120 20th Ward - PITTSBURGH
Owner Name: MCKENNA TRACY L

Main Building
A1
A2

Stoop Masonry
Canopy Over Patio

1,000 Sq.Ft.
44 Sq. Ft.
198 Sq. Ft.
Hi Tracy,

I've copied in Lana, who will assist in scheduling the hearing. Zoning staff cannot give advice regarding the changes of a variance being approved or denied. We recommend you contact a land use attorney for such advice.

Variance Requested- use as child care (general) in the R1D zoning district (911.02)

Lana will add the $550 fee to the ZDR shortly. At minimum, there is a 21 day posting period required prior to the hearing and the Board has up to 45 days after the hearing to issue a decision. Lana will be able to provide a more concrete time frame regarding the next available hearing.

Do you know the approximate square footage of the use?

You mentioned earlier that the additional employee would be parking in the driveway. Zoning has not approved a parking pad at this address. I've attached a site plan from a previous application - could you label on the site plan the location of the parking pad? We can include the review of the parking pad with our review of the change of use. If the parking pad is in the setbacks, additional variances may be required.

Thanks,

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 Commission page for more information. Upcoming hearings and notices are posted here.

From: Tracy McKenna <tracymckenna2009@gmail.com>
Sent: Thursday, March 4, 2021 9:23 AM
To: Seifert, Caroline <caroline.seifert@pittsburghpa.gov>
Subject: Re: Status for Residential Occupancy Permit OOP-2021-02032

Good morning Caroline,

Yes, I would like to move forward with the process to obtain the variance from the Zoning Board of Adjustment.
A couple of questions:

1. Do you have any thoughts on the likelihood of securing this variance?
2. How should I go about paying the fee to start the process?
3. Is there anything additional I would need to do?
4. Can you provide any information on the timeframe associated with this process?

Much appreciation,
Tracy Beresford

On Thu, Mar 4, 2021 at 8:21 AM Seifert, Caroline <caroline.seifert@pittsburghpa.gov> wrote:

Okay, that makes this a bit more straight forward then. Child care (general) is not a permitted use in the R1D-L zoning district and would require a variance from the Zoning Board of Adjustment (ZBA). This is a $550 fee and public hearing. If you are ready to move forward with this process, let me know, and I can add this to our list to be scheduled for a hearing.

Caroline Seifert
Zoning Specialist
City of Pittsburgh, Department of City Planning
caroline.seifert@pittsburghpa.gov
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From: Tracy McKenna <tracymckenna2009@gmail.com>
Sent: Wednesday, March 3, 2021 3:45 PM
To: Seifert, Caroline <caroline.seifert@pittsburghpa.gov>
Subject: Re: Status for Residential Occupancy Permit OOP-2021-02032

Good afternoon Caroline,

This would no longer be a home occupancy with the increased number of children. It would be used solely as a Group Child Care Home with no one living in the house.

Thank you,
Tracy Beresford

On Wed, Mar 3, 2021 at 3:42 PM Seifert, Caroline <caroline.seifert@pittsburghpa.gov> wrote:
Hi Tracy,

Can you clarify if you would still be living in this dwelling as well? This was labeled as a home occupancy on the application, but I would just like to verify. As proposed, this would not be meeting the home occupancy standards based off of the number of employees and number of vehicle trips.

Thanks,