A. PROJECT INFORMATION

1. APPLICATION IS:  ☑ Development Project  ☐ Protest Appeal

2. STAFF REVIEW DATE: 3/26/2021

3. SITE INFORMATION
Development Address: 4808 Baum Boulevard
Parcel ID(s)/Lot-and-Block Number(s): 51-N-133
Project Description: Construction of new single story drive-through car wash

3. CONTACT INFORMATION
Applicant Name: Ryan Indovina
Applicant Contact (phone and email): rdi@indovina.net / (412) 363-3800

B. ZBA HEARING INFORMATION

Zone Case #  Click here to enter text.  Date of Hearing:  June 3, 2021  Time of Hearing:  9:50 AM

Zoning Designation: UNC, Urban Neighborhood Commercial
Neighborhood: Bloomfield
Zoning Specialist: Kevin Kunak

C. ZBA REQUESTS

Type of Request: Special Exception Drive-Through Uses
Description: Drive-through uses shall be allowed by Special Exception in the UNC Districts

Type of Request: Choose an item.
Description: Click here to enter text.

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Description: Click here to enter text.

Type of Request: Choose an item.
Description: Click here to enter text.

Code Section: 913.03.F Drive-Up Windows and

Code Section: Click here to enter text.
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.
Project Zoning District

UNC – Urban Neighborhood Commercial

904.04.A  Purpose
1. Serve a broader market than the immediate neighborhood;
2. Allow a range of development while controlling impacts on the neighborhood adjacent to them;
3. Ensure that new development fit within existing development patterns; and
4. Reinforce qualities of the built environment, such as the continuity of storefronts and pedestrian-oriented streetscape

904.04.C Site Development Standards
Sites in the UNC shall be developed in accordance with the following site development standards, provided that:
1. Residential compatibility standards of Chapter 916 – Not Applicable
2. The Environmental Performance Standards of Chapter 915 shall impose additional restrictions on development
3. New development shall be allowed to use Contextual Setbacks and Contextual Building heights in accordance with Section 925.06 and 925.07
4. Table
   Minimum Lot Size  0
   Maximum Floor Area Ratio
   Within 1,500’ of Major Transit Facility 4:1
Lot Coverage Maximum  NA
Front Setback  0
Rear Setback  20’ (Not adj. to Way)
Rear Setback  0’ (Adj to Way)
Exterior Sideyard Setback (Min)  None Required
Interior Sideyard Setback (Min)  None Required
Maximum Height
   Within 1,500’ of Major Transit Facility 60’ not to exceed 4 stories

Use Table
   Car Wash means an establishment primarily engaged in cleaning or detailing motor vehicles, whether self-service, automatic or by hand.
   Administrator Exception in UNC District

Community Review Presentation
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