A. PROJECT INFORMATION

1. APPLICATION IS:  ☒ Development Project  ☐ Protest Appeal

2. STAFF REVIEW DATE: 10/14/2021

3. SITE INFORMATION
Development Address: 4060 Woolslayer
Parcel ID(s)/Lot-and-Block Number(s): 49-R-33
Project Description: Change of use to car wash

3. CONTACT INFORMATION
Applicant Name: Lisa Whitney
Applicant Contact (phone and email):

B. ZBA HEARING INFORMATION

Zone Case # 192. of 2021
Date of Hearing: Click here to enter a date.  Time of Hearing: Click here to enter text.
Zoning Designation: R1A-VH
Neighborhood: Bloomfield
Zoning Specialist: CS

C. ZBA REQUESTS

Type of Request: Special Exception  Code Section: 921.02.A.4
Description: Change from one non-conforming use (garage) to another (car wash)

Type of Request: Variance  Code Section: 911.02.10
Description: curb cuts shall be located at least 60' from an intersection, 30' requested
PROJECT INFORMATION

PROPERTY OWNER: LEONARD ROMITO
9TH WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA
LOT# 49-R-33
ZONING DISTRICT: R1A-VH

REQUIRED
REQUESTED
MIN. LOT SIZE: 1,200
(ACTUAL) 11,858 SF

SETBACKS:
FRONT = 5'
REAR = 15'
INT SIDEYD = 5'
MAX HT: 40'/3 STORIES
1&2 STORIES

*EXISTING STRUCTURE

EXISTING CURBCUT

EXISTING 1 & 2 STORY MASONRY MIXED-USE BUILDING (BUILDING TAKES UP THE WHOLE LOT)

LOT 49-L-390
LOT 49-L-388

LOT 49-R-33

4060 WOOLSLAYER WAY:
CHANGE OF OCCUPANCY TO A HAND WASHED CAR WASH

PLT
BUILDING CODE SUMMARY

THIS PROJECT ENTAILS CONVERSION OF EXISTING GARAGE (U USE GROUP) TO HAND WASHING OF AUTOMOBILES (B USE GROUP) THIS IS A LEVEL-2 ALTERATION USING WORK AREA METHOD OF IEBC 2015 APPLICABLE CODE: IBC 2015 / IEBC CH. 5 & CH. 8; 2017 ARTICLE XV: ALLEGHENY COUNTY HEALTH DEPT. PLUMBING CODE FOR ACCESSIBILITY: IBC/IEBC 2018 CH. 11 & ANSI A117.1-2009 CONSTRUCTION TYPE: B - NON-SPRINKLERED ALLOWABLE AREA AND RATING: B (NS): 19,000 SF (ACTUAL = 1,465 SF) OCCUPANCY CLASSIFICATION: BY SECTION 305.2 GROUP B, BUSINESS: 1465 SF/100 SF GROSS = 15 OCCUPANTS BY IBC 2015 TABLE 508.4, 2 HR SEPARATION REQUIRED BETWEEN BOTH R & U OCCUPANCIES EXISTING 8" CMU WALL MEETING IEBC 2015 TABLE 1.1.4 W-8-M-84, 2 HR RATED WALL PLUMBING FIXTURE REQUIREMENTS: WC = 1 LAV = 1 SERVICE SINK = 1 TYPICAL MOUNTING HEIGHTS

LIFE SAFETY PLAN

NEW GARAGE DOOR W/ INTEGRATED PEDESTRIAN DOOR. PEDESTRIAN DOOR TO BE 36"X80" AND HAVE LEVER STYLE LOCKSET MOUNTED @ 36" AFF. (ACCESSIBLE ENTRY)

GENERAL NOTES:
1. ALL DIMENSIONS, EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE SITE.
2. ALL DIMENSIONS ARE TO FINISHED FACE UNLESS OTHERWISE NOTED.
3. SURFACES TO REMAIN SHALL BE PATCHED/REPAIRED AS NECESSARY TO RETURN THEM TO "LIKE NEW" CONDITION.
4. CHECK OPERATION AND INTEGRITY OF ALL EXISTING WINDOWS. REPAIR OR REPLACE (WHICHEVER IS MOST FEASIBLE OR COST EFFECTIVE). REPLACE WINDOWS REQUIRING EGRESS OPERATION. CLEAN AND CAULK ALL.
5. G.C. SHALL SUPPLY BLOCKING FOR AND INSTALLATION OF ALL BATH ACCESSORIES.
6. ALL OPEN STUD CAVITIES SHALL BE INSULATED WITH R-13 FIBERGLASS BATT INSULATION WITH CRAFT FACING. ALL OPEN ATTIC JOISTS CAVITIES SHALL BE INSULATED WITH R-38 FIBERGLASS BATT INSULATION WITH CRAFT FACING - TYP.
7. THERMOSTAT TO BE MOUNTED AT 48" AFF TO TOP.
8. ALL METAL STUDS TO BE ENGINEERED BY SUPPLIER.
9. FURNITURE IS SHOWN FOR SPACE PLANNING PURPOSES ONLY, IS NOT FIXED AND NOT IN CONTRACT.
10. ALL FINISHES AND ALL SPACES EXCEPT OFFICES TO HAVE CLASS 'A' FIRE RESISTANCE RATING, OFFICES SHALL HAVE A CLASS 'B' FIRE RESISTANCE RATING.
11. HVAC CONTRACTOR TO DESIGN-BUILD HVAC SYSTEMS TO MEET ASHRAE STANDARDS. LOCATE SUPPLY & RETURN AIR REGISTERS TO PROVIDE A BALANCED SYSTEM. ENSURE 7'-6" (6'-8" IN RESIDENTIAL SPACES) CLEAR HEIGHT IS MAINTAINED.
12. VENDING MACHINE REACH HEIGHT NO GREATER THAN 48" A.F.F.
The following letter is written in response to the “Site Plan Review Record” developed by City of Pittsburgh Department of Permits, Licenses, & Inspections and dated June 23, 2021. We are submitting this letter along with revised drawings dated October 12, 2021.

**ITEM NUMBER**

<table>
<thead>
<tr>
<th>ITEM NUMBER</th>
<th>DESCRIPTION</th>
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<tbody>
<tr>
<td>1.</td>
<td>The Zoning fee for this project is $750.00 for the Site Plan Review fee. The zoning fee can be paid through OneStopPGH portal. No response required.</td>
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<tr>
<td>2</td>
<td>A professional architect or engineer must stamp the provided plans for the final Zoning approved set, including the site plan, landscape plan, grading plan, and elevations. No response required.</td>
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<tr>
<td>3</td>
<td>A Zoning Board of Adjustment (ZBA) Hearing is required for the project. Change from one non-conforming use (garage) to another (Car wash) requires a Special Exception. A variance would also be required for the location of the curb cut. Lana Ipatova will follow up with the confirmed date and hearing time. The fee for a ZBA hearing is $550.00, which will be added to OneStop once the hearing is scheduled. We would like to schedule a hearing.</td>
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<td>4</td>
<td>Is only the one story portion of the structure used as the car wash? Is the two story portion remaining the same use (garage) as listed on the existing C of O? Yes. Just one garage bay. There are no other changes.</td>
</tr>
<tr>
<td>5</td>
<td>2 queuing spaces per bay for self-service. Please clarify the number of service bays so total parking requirements can be determined. This is not self-service. It is by appointment only, hand wash car wash performed by single worker/owner.</td>
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<tr>
<td>6</td>
<td>A curb cut permit is needed for the new driveway access proposed off Woolslayer Way. Applications can be found on OneStopPGH. Please provide the Zoning application number-DCP-ZDR-2021-07003- along with DOMI’s required application drawings. The curb cut permit must be issued to obtain final zoning approval. We have submitted for a curb cut permit.</td>
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A consolidation of Lots is required as the proposed building would cross property line. Have your surveyor email the plan to subdivisions@pittsburghpa.gov.

This is using an existing bay in a building on an existing parcel. No property lines would be crossed.

Site Plan Review Notes:
1. Car wash - use not permitted in R1A
   Curb cuts shall be located a minimum of sixty feet from an intersection - not compliant, variance required
2. Minimum parking requirement for car wash use is 2 queuing spaces per bay (914.02.A) - needs more information
3. Signs were not reviewed as part of this site plan review; signs require a separate sign and Zoning Development Review application for approval

1. We would like to apply for a variance
2. See included floor plan
3. No signage requested

Please contact me with any additional questions or comments.

Sincerely,

Lisa Whitney