A. PROJECT INFORMATION

1. APPLICATION IS: ☒ Development Project ☐ Protest Appeal

2. STAFF REVIEW DATE: 12/17/2021

3. SITE INFORMATION

Development Address: 141 BIGHAM ST, Pittsburgh, PA 15211

Parcel ID(s)/Lot-and-Block Number(s): 1-N-115

Project Description: Change of Use to Child Care (Limited)

3. CONTACT INFORMATION

Applicant (phone and email):

B. ZBA HEARING INFORMATION

Zone Case #: Click here to enter text. of Click here to enter text.

Date of Hearing: Click here to enter a date. Time of Hearing: Click here to enter text.

Zoning Designation: R1D-H

Neighborhood: Mount Washington

Registered Community Organization: Mount Washington Community Development Corporation

Date of Development Activities Meeting:

Zoning Specialist: Tiffany Krajewski

C. ZBA REQUESTS

Type of Request: Special Exception Code Section: 911.02

Description: Change of Use to Child Care (Limited)

Type of Request: Variance Code Section: 914.02.A

Description: 2 or 3 Spaces Required, 1 Space Provided
Patricia Stanko
141 Bigham Street

Proposed Child Care Use: DCP-ZDR-2021-13940

Response to questions posed:

The property at 141 includes the house, a driveway running nearly the entire length of the lot, fenced back yard, partially-fenced patio area in the rear of driveway, front porch, and small patch of grass in front from porch to sidewalk:

![Diagram of property layout]

Purple = House
Green = Yard/Lawn
Pattern = Porch/Patio
Striped = Steps
Gray = Driveway/Walkway

The structure/house is 3-story (plus basement) with the main residence being basement, first/main floor, and third floor. There is no interior access to the second floor.

The apartment/second unit enters from exterior stairs from the rear of driveway. This space will not be used for any aspect of the Family Child Care. The tenant does not use the driveway for parking.

The Family Child Care will utilize only spaces on the main floor: the entryway (for coats, bags, sign-in area); one large classroom (195 sq ft); library/artspace (143 sq ft); bathroom (70 sq ft); and kitchen (156 sq ft) for a total of 564 sq ft.

Hours of operation will be 8:30am-2:30pm... in the future, a possibility of additional hours until 4:00pm if needed by families.

I have been a Director (and co-owner) of a licensed Child Care Center. The business, Peace Love and Learning, has a FEIN and is registered with the state and City of Pittsburgh and will be fully licensed as a Family Child Care and observe all necessary codes/compliance. (I was recently the facilitator for Chatham University’s Center for Women’s Entrepreneurship course entitled The Business of Child Care, funded by the URA and the PNC Foundation.)