



Division of Zoning and Development Review

City of Pittsburgh, Department of City Planning

412 Boulevard of the Allies, Second Floor

Pittsburgh, Pennsylvania 15219

ZONING BOARD OF ADJUSTMENT

Date of Hearing: June 11, 2026
Date of Decision: July 22, 2026

Zone Case: 70 of 2026
Address: 2515 Banksville Road
Lot and Block: 36-S-27
Zoning Districts: NDI
Neighborhood: Banksville

Request: Install Wall Sign

Application: BDA-2025-12731

Variance	Section 919.03.M.6(a)	80 sf maximum wall sign area; 225 sf requested
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Appearances:

Applicant: Bill Whitehead, Rick Crow

Findings of Fact:

1. The Subject Property is located at 2515 Banksville Road in an NDI (Neighborhood Industrial) District in Banksville.
2. The grade of the Subject Property slopes upward from Banksville Road.
3. A one-story commercial building, with an area of approximately 24,000 sf, and a 98-space surface parking lot with access from two curb cuts on Banksville Road are on the Subject Property.
4. The front and entrance to the building faces the parking lot, with a side of the building along Banksville Road.
5. A 2025 Certificate of Occupancy permits the use of the Subject Property for "1-story building as grocery store and surface parking lot with 98 parking spaces (4 accessible)."
6. The prior use of the building on the Subject Property was for an office supply store.
7. A 2016 Certificate of Occupancy for the signage that identified the office supply store permitted "Two wall illuminated business I.D. signs 7'-9" x 30'..." One of the signs described in the 2016 Certificate of Occupancy was over the entrance and one on the Banksville Road side of the building.

8. The Applicant now proposes to install a new 7'-6" by 30' (225 sf) wall sign on the Banksville Road side of the building, with the text "Aldi".

9. The Applicant explained that the topography of the site, and existing mature trees along the Banksville Road frontage, reduce the visibility of the store from the right-of-way, and asserted that the proposed sign is the minimum size that would be visible to people driving on Banksville Road.

10. The Applicant explained that the proposed sign would be slightly smaller than the sign that was previously on the building, as described in the 2016 Certificate of Occupancy, and asserted that the proposal would not have a significant impact on the surrounding neighborhood.

11. No one appeared at the hearing to oppose the request.

Conclusions of Law:

1. Pursuant to Section 911.03.M.6(a), the maximum wall sign area permitted in NDI Districts is 80 sf.

2. The Applicant presented credible evidence that the topography of the Subject Property and the large trees along the site's Banksville Road frontage are unique characteristics that impact visibility of the site, and that the proposed sign is consistent with the size of the sign that identified the building's previous tenant and will not have a significant impact on surrounding properties.

3. Consistent with the evidence and testimony presented, and the applicable legal standards governing dimensional variances, the Board concludes that approval of the request is appropriate.

Decision: The Applicant's request for a variance from Section 911.03.M.6(a) to allow the installation of a 225 sf wall sign on the Banksville Road side of the building is hereby APPROVED, subject to the condition that no additional signage will be permitted on that side of the building.

s/Alice B. Mitinger
Alice B. Mitinger, Chair

s/Lashawn Burton-Faulk
LaShawn Burton-Faulk

s/ John J. Richardson
John J. Richardson

Note: Decision issued with electronic signatures, with the Board members' review and approval.