



Division of Development Administration and 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: January 15, 2026
Date of Decision: January 22, 2026

Zone Case: 171 of 2025
Address: 8012 Conemaugh Street
Lot and Block: 174-S-231, 174-S-200, 174-M-3, 174-M-6
Zoning Districts: LNC, NDI
Ward: 13
Neighborhood: East Hills

Request: Occupancy for vehicle sales/service and vehicle repair use

Application: BDA-2024-00051

Special Exception	Sections 911.02/911.04.A.75	Vehicle/equipment sales (limited)
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Appearances:

Applicant: Peter Morris

Findings of Fact:

1. The Subject Property is comprised of two parcels that are separated by Conemaugh Street in the East Hills neighborhood.
2. Parcel No. 174-S-231, at 8019 Conemaugh Street, is in the NDI (Neighborhood Industrial) District. The property with the street of 8012 Conemaugh Street is comprised of Parcel Nos. 174-S-200, 174-M-3 and 174-M-6, which are in both the NDI District and an LNC (Local Neighborhood Commercial) District.
3. A 2008 Certificate of Occupancy permits the use of the 8012 Conemaugh Street property for "... material storage for construction (general) Business located at 8012 Conemaugh Street."
4. The City has not issued a Certificate of Occupancy for the one-story garage structure located on the 8019 Conemaugh Street parcel.
5. In Zone Case No. 168 of 2018, the Board approved a request to use the Subject Property for the restoration and sale of antique cars, which the Code classifies as a "vehicle sales/services" use. No building permit or Certificate of Occupancy was ever issued, and the approval lapsed pursuant to Code Section 922.07.F.

6. The Applicant explained that he has used both parcels for the restoration and sale of antique cars since he acquired the Subject Property in 2018.

7. The Applicant provided photographs of the parcel from when he acquired the property and generally asserted that the impact of the current use on the surrounding neighborhood is consistent with the construction material storage use identified in the 2008 Certificate of Occupancy.

8. The 8012 Conemaugh Street parcel, which is used to store cars and materials associated with the business, is screened from view from adjacent parcels and the right-of-way by a 6' high chain link fence with privacy slats.

9. The Applicant identified several other auto repair businesses in the proximate area of the Subject Property.

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

Conclusions of Law:

1. In Section 911.02, the Code defines the “vehicle/equipment sales” use as “an establishment engaged in the retail or wholesale sale or rental, from the premises, of motorized vehicles or equipment, along with incidental service or maintenance.” The vehicle/equipment (limited) use is one with a gross floor area of less than 10,000 sf and a site of less than one acre.

2. The vehicle/equipment sales (limited) use is permitted as a special exception in LNC and NDI Districts pursuant the criteria in Section 911.04.A.75, which require the Board to consider the design of the facility and its consistency with commercial uses in the district, curb cuts and vehicular drives; storage of vehicles outside the public right-of-way; means of storing unregistered vehicles; and landscaping/screening standards.

3. The Board concludes that the Applicant submitted sufficient evidence to demonstrate compliance with the applicable criteria and that the use will not create detrimental impact on surrounding properties.

4. Consistent with the evidence and testimony presented, and the applicable legal standards governing special exceptions, the Board concludes that approval of the request is appropriate.

Decision: The Applicant’s request for a special exception pursuant to Sections 911.02 and 911.04.A.75 to allow use the Subject Property for a vehicle/equipment sales (limited) use, as described to the Board, is hereby APPROVED.

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.