



## A. PROJECT INFORMATION

### 1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is:  Development Project  Protest Appeal

ZDR Case Number: BDA-2024-00051

Project Description: Occupancy for vehicle sales/service and vehicle repair limited use

Case Review Date: December 2025

### 2. SITE INFORMATION

Development Address: 8012 CONEMAUGH ST, Pittsburgh, PA 15221

Parcel (s): 174-M-3,6; 174-S-200,231

Zoning Designation: LNC, NDI

Neighborhood: East Hills

Registered Community Organization: East Hills Consensus Group

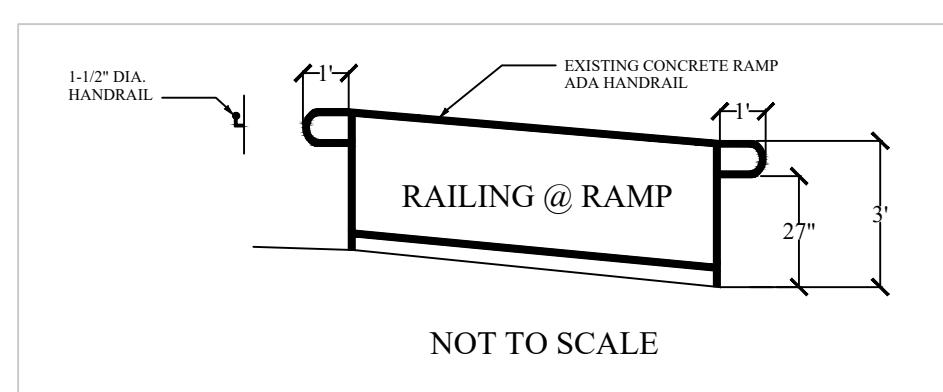
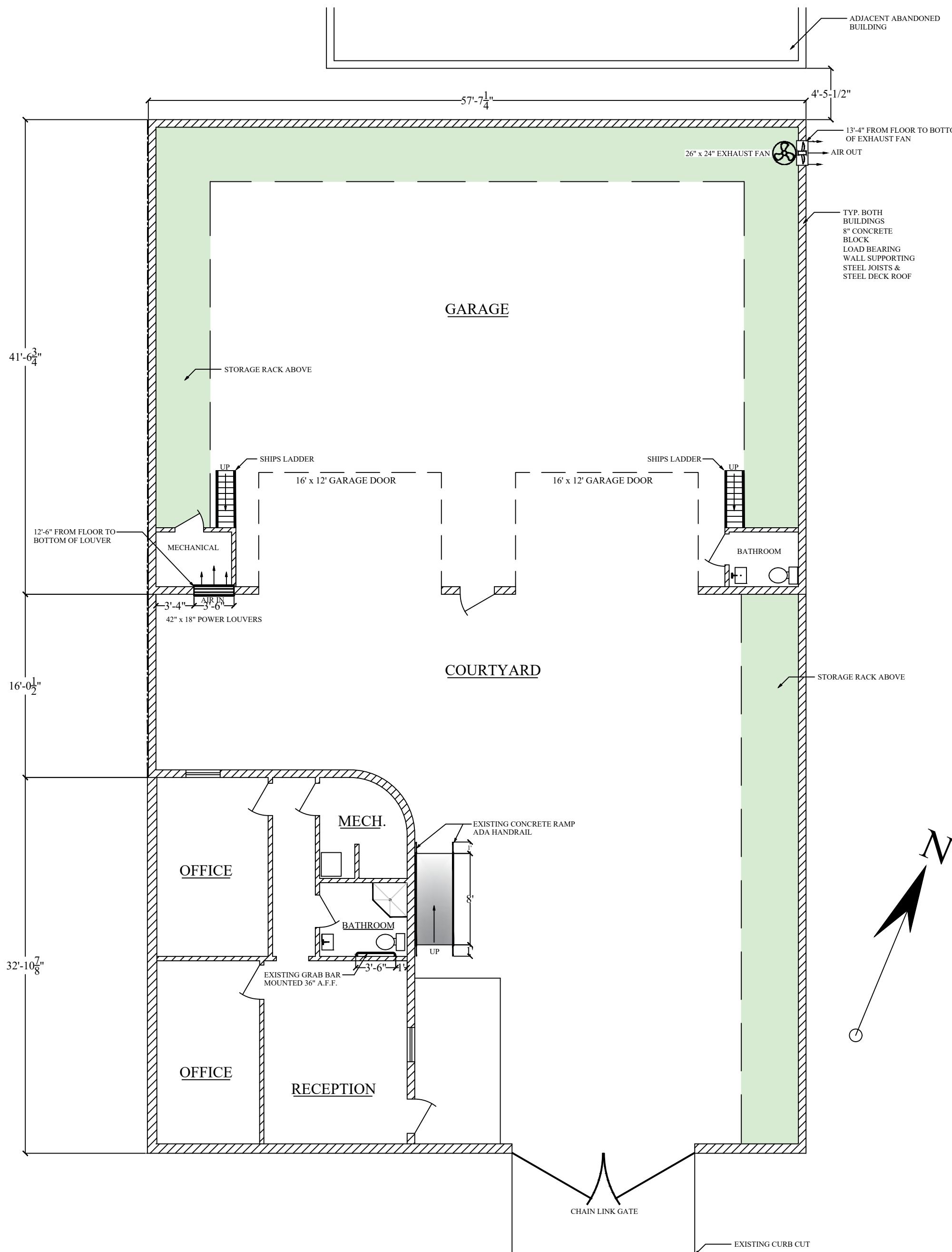
Date of Development Activities Meeting: N/A

## B. ZBA REQUESTS

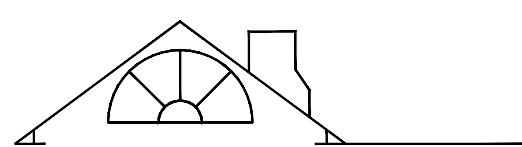
Type of Request: Special Exception

Code Section: 911.02

Description: Vehicle/Equipment Repair and Vehicle Sales/Service (Limited) are special exceptions in the LNC and NDI districts.



## FLOOR PLAN

  
**JAMES  
CASSANDRO  
DESIGNS**  
 314 CROSS CREEK COURT  
 PITTSBURGH, PA 15237  
 (412) 780-6163

ALL CONSTRUCTION NOT FULLY DETAILED OR NOTED ON THE PLANS SHALL MEET THE REQUIREMENTS OF THE PA UNIFORM CONSTRUCTION CODE

SCALE: 1/8" = 1'

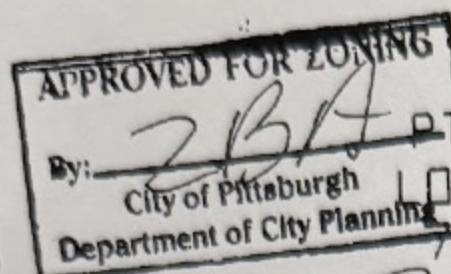
ALL DIMENSIONS ARE TO BE FIELD VERIFIED  
 12-10-24

PLANS MADE FOR  
 MR. PETE MORRIS  
 8012 CONEMAUGH STREET  
 PITTSBURGH, PA 15221

SHEET NO.  
 COPYRIGHT © 2024

174-M-6  
174-M-3

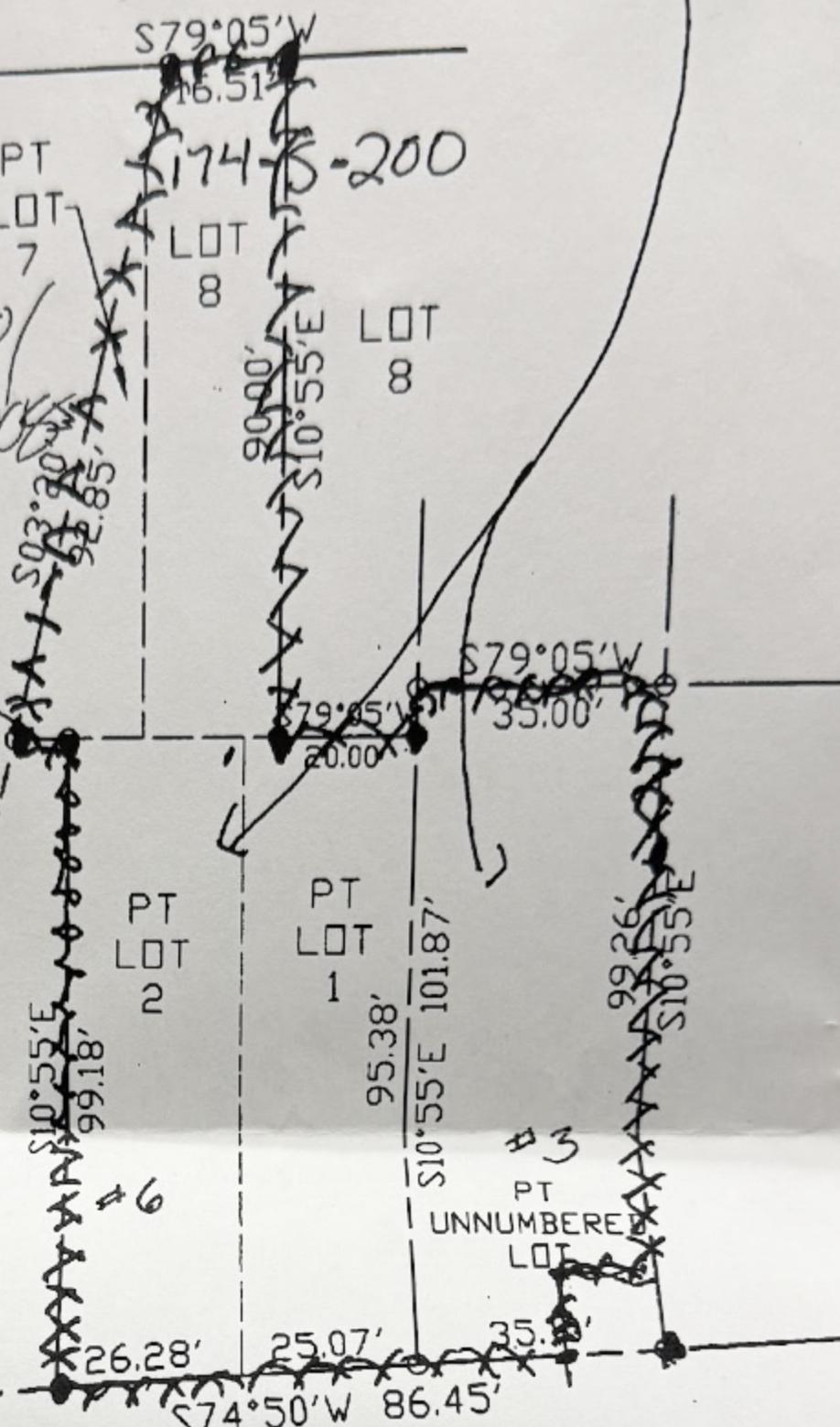
CONEMAUGH ST. 40' R/W



*ZB*

6/30/11 S79°05'W 8.15'

LOT 3  
S10°55'E 99.18'



FRANKSTOWN AVE. 60' R/W

NOTE:

1. BUILDING LOCATED ONLY
2. PA 1-CALL MUST BE INITIATED PRIOR TO ANY CONSTRUCTION
3. NO UTILITIES LOCATED

PART OF LOTS 1 & 2  
SIMPSON'S PLAN OF LOTS  
PART OF LOT 383  
MELLON REVISION PLAN OF LOTS  
P.B.V. 11, PAGE 44  
ALLEGHENY COUNTY, PENNSYLVANIA

PLAN OF SURVEY

SITUATED IN

13th WARD OF THE CITY OF PITTSBURGH, ALLEGHENY COUNTY, PA.

MADE FOR  
SHELTON STEPHEN & SUSAN

SCALE 1"=30'

DATE 07-08-08

IN CONSIDERATION OF THE ACCEPTANCE OF THIS PLAN OF SURVEY I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF, THAT THIS IS A CORRECT PLAN OF SURVEY MADE BY ME UPON THE PREMISES SHOWING ALL BUILDINGS, EASEMENTS OR SERVITUDES APPARENT FROM A SURVEY MADE ON THE GROUND. THIS SURVEY PLAN IS SUBJECT TO ALL R/V'S AND EASEMENTS AS PER PRIOR DEEDS AND INSTRUMENTS OF RECORD.