



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

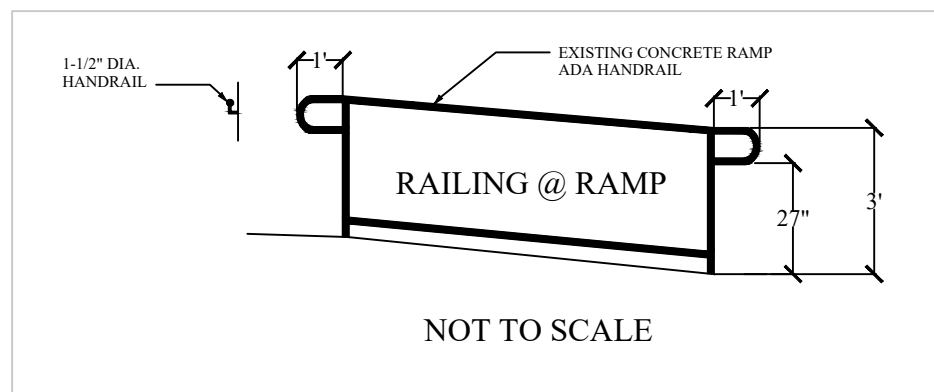
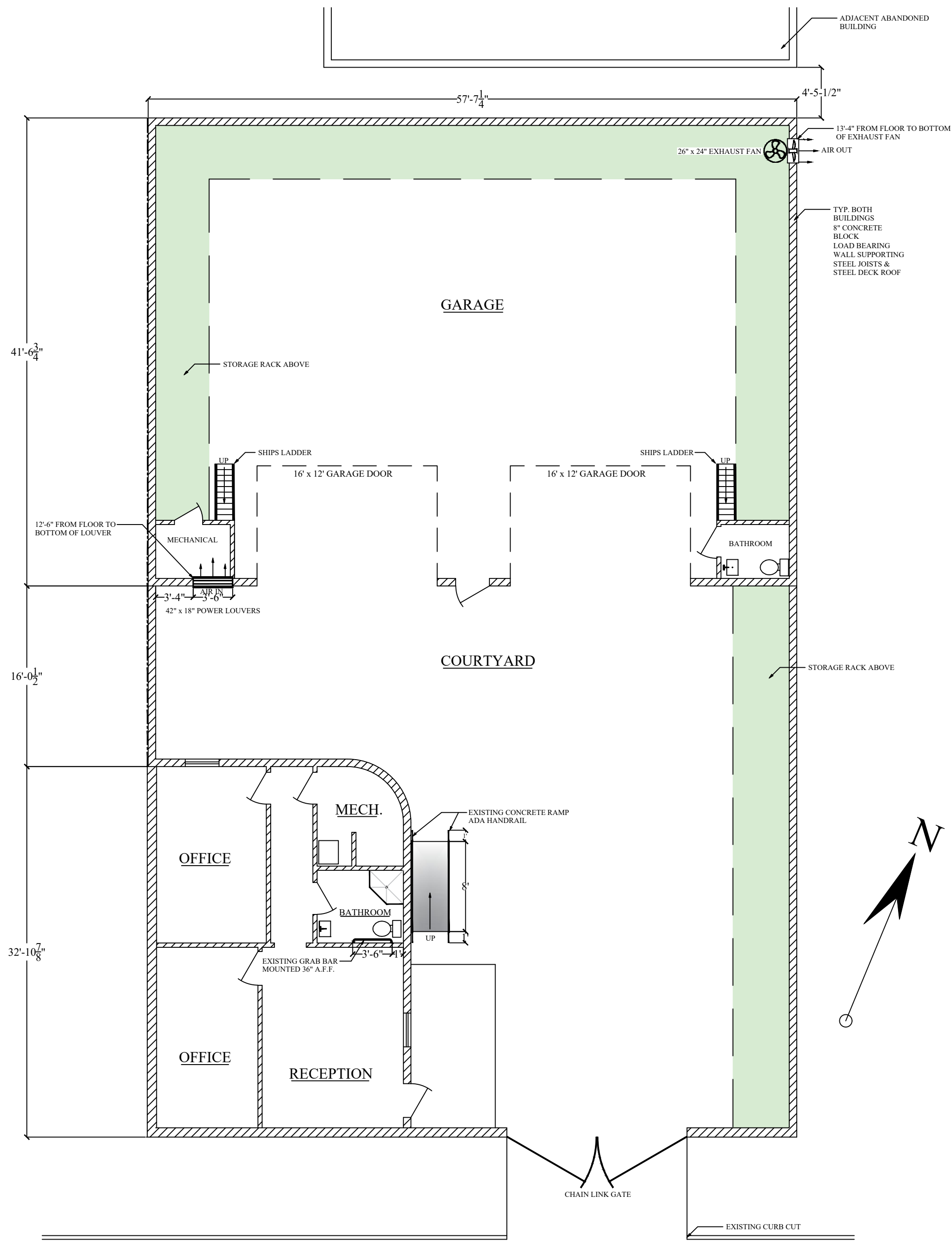
Registered Community Organization: East Hills Consensus Group

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

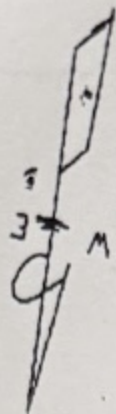
SCALE: 1/8" = 1'

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

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

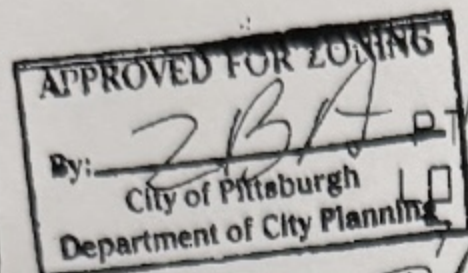
PLANS MADE FOR
MR. PETE MORRIS
8012 CONEMAUGH STREET
PITTSBURGH, PA 15221

SHEET NO.
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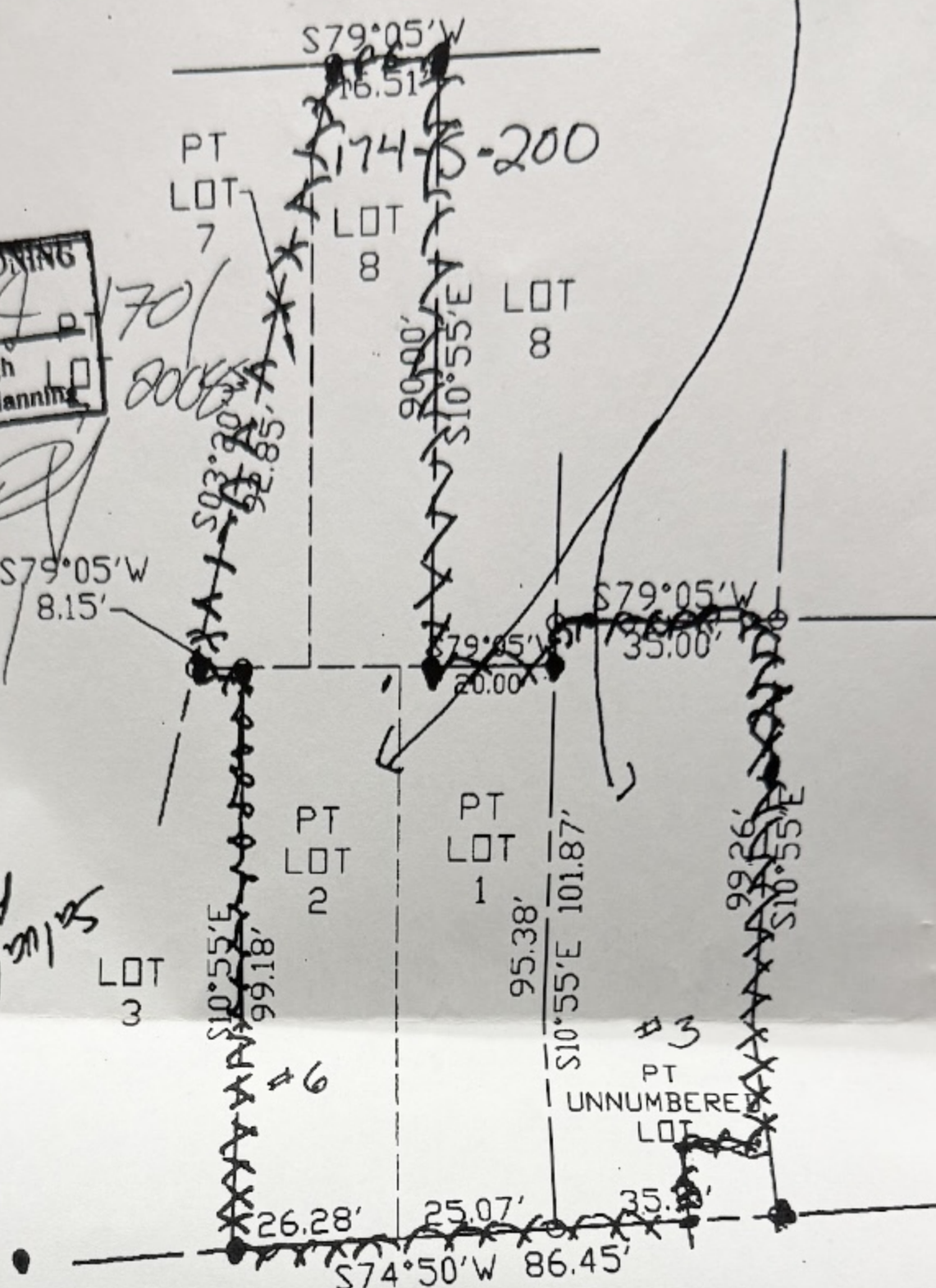
174-M-6
174-M-3

CONEMAUGH ST. 40' R/W



8/30/11
S79°05'W 8.15'

will
will



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/W'S AND EASEMENTS AS PER PRIOR DEEDS AND INSTRUMENTS OF RECORD.

ALL-POINTS SURVEYING CO. 4612 WINDBROOK DRIVE, MURRYSVILLE, PA 15668 PHONE: (724) 325-5751

R935