



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: May 1, 2025
Date of Decision: May 23, 2025

Zone Case: 20 of 2025
Address: 690 Greentree Road
Lot and Block: 18-G-45
Zoning Districts: NDI
Ward: 20
Neighborhood: Westwood

Request: Use of site for construction contractor (general)

Application: BDA-2024-02592

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| Variance | Section 911.02 | Construction contractor (general) not permitted in NDI District |
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Appearances:

Applicant: Randy Bowers, Tia Smith

Opposed: Robert Charles

Findings of Fact:

1. The Subject Property is located at 690 Greentree Road in an NDI (Neighborhood Industrial) District in Westwood.
2. The area of the parcel is approximately 1.2 acres and it has an irregular shape.
3. A densely wooded and steeply sloped hillside surrounds the site.
4. An outdoor storage yard is currently located on the Subject Property in a limited area that is open and relatively level.
5. Access to the storage area on the site is from a curb cut on Lampe Avenue, which is essentially an unimproved right-of-way from Greentree Road.
6. Residential properties in an R1D-L (Residential Single Unit Detached Low Density) District are located on the opposite side of Greentree Road from the Subject Property. An automotive shop is located across Lampe Avenue within the same NDI District.

7. The Applicant explained that the site has been used as an outdoor storage yard since the 1990s.

8. The Department of City Planning determined that, under the Code's definitions, the use is considered a "Construction Contractor (General)" use.

9. The Applicant stores equipment and vehicles associated with a contracting business in the open storage yard.

10. The Applicant asserted that the topography and existing vegetation generally screen the storage areas from surrounding residential properties, and that the movement and storage of equipment and materials does not have a significant detrimental impact on the neighborhood.

11. The Applicant indicated that the area being used is the only portion of the site that is viable for the proposed use and no plans to expand the use are contemplated.

12. Robert Charles, the owner of the property located at 730 Greentree Road, appeared at the hearing to express concerns about the noise and visual impacts of the use on his property.

Conclusions of Law:

1. The Applicant requests a variance from Section 911.02, which prohibits construction contractor (general) uses in the NDI District.

2. The Applicant presented credible evidence that the Subject Property has been used to store construction supplies for a significant period of time, and that the shape and topography of the site are unique characteristics that preclude the use of the Subject Property for another use that would be permitted in the NDI District.

3. The Applicant does not intend to expand the area of the site currently being used for equipment storage.

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

Decision: The Applicant's request for a variance from Section 911.02 to allow the continued use of the limited portion of the Subject Property currently being used for storage of construction vehicles and supplies, as described is hereby APPROVED, subject to the following conditions: the curb cut shall be reviewed and approved by the Department of Mobility and Infrastructure; and any expansion of the use onto areas of the site that currently are not used for the storage of construction vehicles and supplies is prohibited.

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.