



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: June 5, 2025
Date of Decision: July 8, 2025

Zone Case: 42 of 2025
Address: 2005 Sarah Street
Lot and Block: 12-K-103
Zoning Districts: R1A-VH
Ward: 17
Neighborhood: South Side Flats

Request: Signs

Application: BDA-2024-07946

Variance	Section 919.03.N.1(a)	5 sf maximum permitted sign area; 33 sf, 11 sf and 50 sf signs proposed One sign permitted per entrance; 2 signs requested at Sarah Street entrance
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Appearances:

Applicant: Tanisha Yamron, Emeka Onwugbenu

Findings of Fact:

1. The Subject Property is located at 2005 Sarah Street, at the corner of S. 20th Street, in an R1A-VH (Residential One Unit Attached Very High Density) District in the South Side Flats.
2. The two-story building on the property was originally designed and used for an astronomy museum. The Sarah Street façade is primarily comprised of windows.
3. The primary entrance is located on the Sarah Street side of the building, within a recessed area with stairs and access ramp. Structural projections on both sides of the primary entrance extend to the Sarah Street property line. A second entrance is located on the S. 20th Street side of the building.
4. Residential uses are located on the opposite side of Sarah Street. Philips Elementary School is located on the opposite side of S. 20th Street.

5. A 2022 Certificate of Occupancy permits the use of the building for "... use of basement, 1st flr, and 2nd flr as daycare for max 154 children of all ages for less then 24 hours with accessory offices on 2nd flr."

6. The Applicant has requested approval for signage for the child care center and has proposed the following signs:

- A 12'-3" by 2'-8" (33 sf) internally illuminated wall sign mounted on an overhang above the recessed main entrance on Sarah Street, with the text "Little Explorers";
- A 3'-7" by 3' (11 sf) sign mounted on one of the structural projections on the side of the Sarah Street entrance, with the text "Little Explorers Learning Academy"; and
- A 6' by 8'-4" (50 sf) wall-mounted sign on the S. 20th Street side of the building, next to the second entrance, with the text "Little Explorers Learning Academy."

7. The Applicant explained that the signs are intended to identify the building and improve wayfinding to the drop off area for the child care center, and that the proposed sign package is the minimum that would provide the necessary visibility in the context of the site.

8. The Applicant submitted renderings to show that smaller signs would be difficult to see, and that the proposed signs would improve wayfinding to the building.

9. The Applicant explained that the sign package was presented to the South Side Community Council, and that the sizes of the signs originally considered were reduced to the sizes now proposed in response to comments and concerns from the community organization.

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

Conclusions of Law:

1. Section 919.03.N.1(a) provides that identification signs for child care uses are permitted in any district where that use is permitted, provided that the signage does not exceed 5 sf in face area and that only one sign is permitted for each principal entrance.

2. The Applicant here proposes signs with areas of 33 sf, 11 sf and 50 sf, each exceeding the 5 sf limitation. The Applicant also proposed two signs for the Sarah Street entrance.

3. The Applicant presented credible evidence that the proposed signs would improve wayfinding to the child care center.

4. Through discussions with the community group, the Applicant reduced the area of the signage originally considered and generally demonstrated that the signage now proposed is the minimum that would effectively identify the use, with a limited impact on the surrounding neighborhood.

5. 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 variances from Section 919.03.N.1(a) to allow three signs that exceed the 5 sf limitation and to allow the installation of two (11 sf and 33 sf) wall signs on the Sarah Street façade and one (50 sf) wall sign on the 20th Street façade of the building on the Subject Property is hereby APPROVED; subject to the condition that no additional signage is proposed.

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