



A. PROJECT INFORMATION

1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

ZDR Case Number: BDA-2025-03224

Project Description: Expansion of Non-confirming use.

Case Review Date: April 2026

2. SITE INFORMATION

Development Address: 625 W WARRINGTON AVE

Parcel (s): 15-P-146

Zoning Designation: P

Neighborhood: Mt Washington

Registered Community Organization: Mt Washington CDC

Date of Development Activities Meeting: 04/16/2026

B. ZBA REQUESTS

Type of Request: Special exception Code Section: 921.02A.1

Description: Expansion of Existing Non-confirming use

Type of Request: Variance Code Section: 921.02A.1(a)

Description: Expansion of Existing Non-confirming use by more than 25% in non-residential zoning district.

Type of Request: Variance Code Section: 905.01C

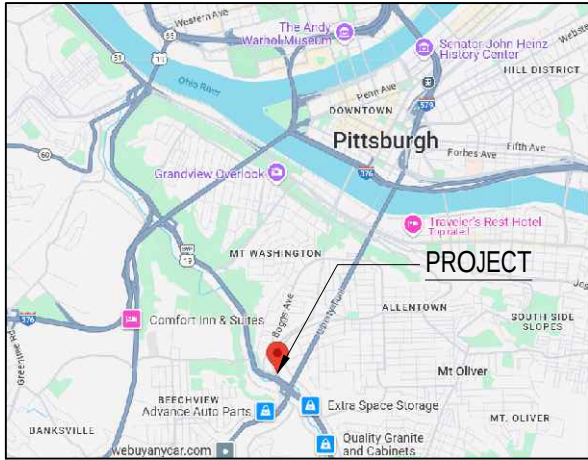
Description: 30 ft at front, 20ft at rear, 20 ft at ext side required. Less requested.

Type of Request: Variance Code Section: 918.03

Description: Appropriate Screening required, none indicated, current used chain-link fence is not acceptable.

EXISTING CAR DEALERSHIP - INCREASING CAR PARKING STORAGE STALLS FROM 8 TO 23 STALLS

625 WARRINGTON AVE , PITTSBURGH , ALLEGHENY COUNTY , PENNSYLVANIA 15210



VICINITY MAP
Scale: N.T.S.

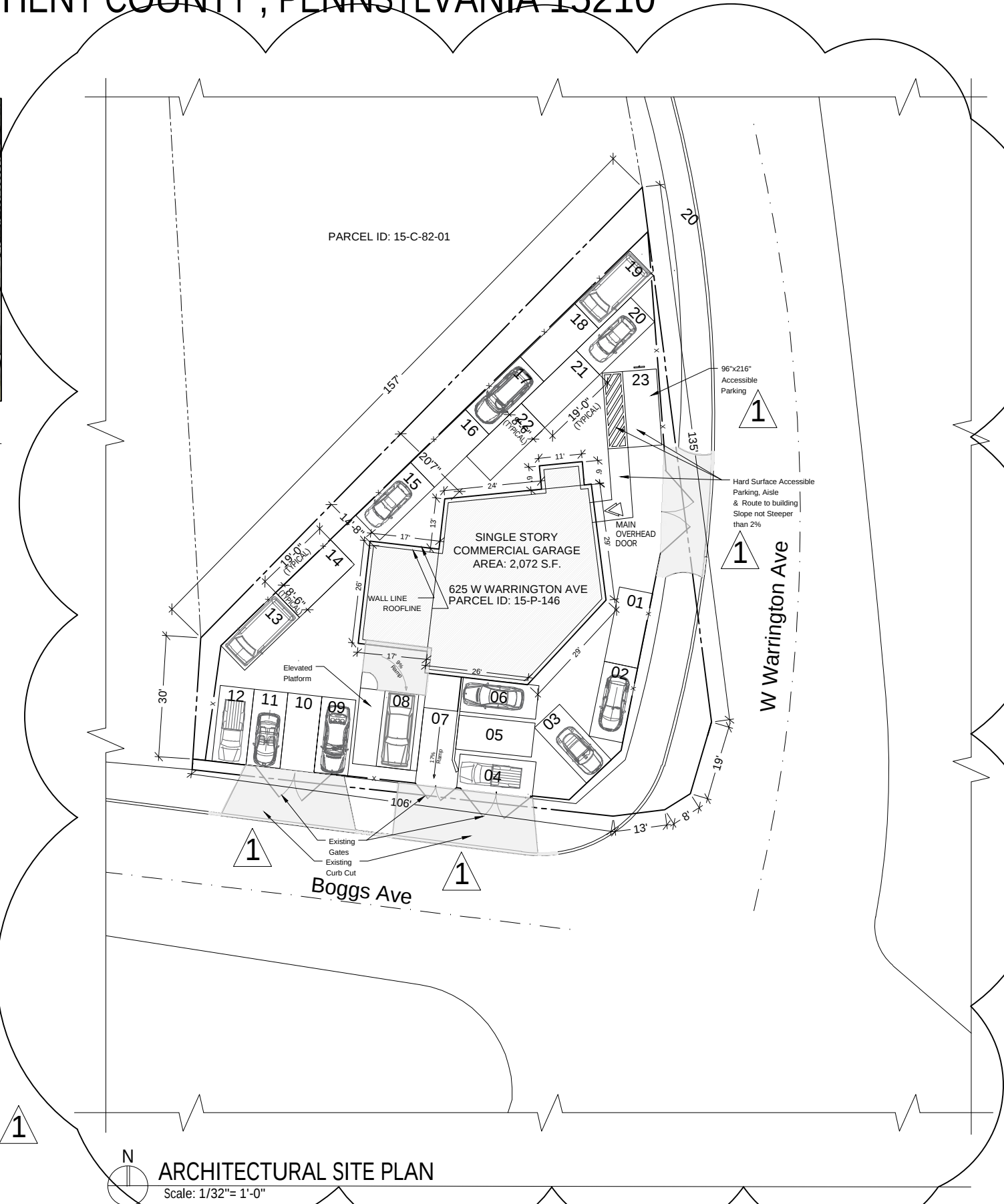


KEY PLAN
Scale: 1/64" = 1'-0"

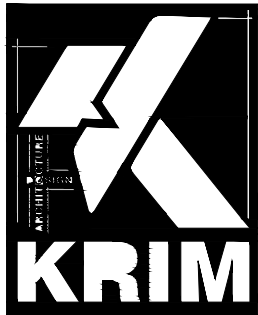
PROJECT SUMMARY :

THE PROJECT SCOPE CONSISTS OF A PROPOSED INCREASE OF THE APPROVED 8 PARKING STALLS TO 23 PARKING STALLS AS IT IS ILLUSTRATED IN THE PROPOSED SITE PLAN

PARCEL ID: 15-P-146	
TOTAL AREA	0.29 Acres 12,632 S.F.
EXISTING BUILDING AREA	2,072 S.F.
EXISTING CAR STORAGE STALLS (19'X8.5')	08
PROPOSED CAR STORAGE STALLS (19'X8.5')	23



ARCHITECTURAL SITE PLAN
Scale: 1/32" = 1'-0"



Krim Architecture & Design, LLC.
1306 Washington Pike, # 3
Bridgeville, PA 15017
KrimArch.com

Nacim Krim, RA, NCARB.
Nacim@KrimArch.com
(412) 712 - 7112



PROPOSED CHANGE OF NUMBER OF CAR STORAGE STALLS
FROM 8 STALLS TO 23 STALLS

EXISTING CAR DEALERSHIP

RASHED ALSAUD
625 W WARRINGTON AVE , PITTSBURGH, PA 15210

SET ISSUE DATES		
NO.	DATE	DESCRIPTION
01	4/7/25	INCREASING NUMBER OF PARKING STALLS
02	5/27/25	REVISION