



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

February 11, 2016

**Date of Hearing:** February 11, 2016  
**Time of Hearing:** 8:50  
**Zone Case 62 of 2016**

23 S 12<sup>th</sup> St

**Zoning District:** NDI  
**Ward:** 17  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Side Flats  
**Applicant:** Burgh Brothers LLC  
**Owner:** Burgh Brothers LLC

2 story rear addition with a rooftop deck for single family dwelling.

**Variance:** 904.03.C.3      minimum 20ft rear setback required  
and 0ft requested (addition and  
rooftop deck)

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** February 11, 2016  
**Time of Hearing:** 9:00  
**Zone Case 79 of 2016**

316-330 North Shore Dr

**Zoning District:** DR-B

**Ward:** 22

**Council District:** 1, Councilperson Darlene Harris

**Neighborhood:** North Shore

**Applicant:** Kolano Design

**Owner:** North Shore Developers 2013 LP

Two new 26sq. ft. canopy signs for Bar Louis.

**Variance:** 919.03.M.7(e) shall not exceed 8" in height and  
24" requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A





**Date of Hearing:** February 11, 2016

**Time of Hearing:** 9:30

**Zone Case 26 of 2016**

342 39<sup>th</sup> St

**Zoning District:** R1A-H

**Ward:** 6

**Council District:** 7, Councilperson Deborah Gross

**Neighborhood:** Lower Lawrenceville

**Owner:** Barr Property Development INC

**Applicant:** Barr Property Development INC

12' x 16' rooftop deck with stairway enclosure and one car parking pad at rear for a single family dwelling.

**Variance:** 903.03.D.2      minimum 15ft front setback required and 7ft requested

minimum 15ft exterior side setback required and 5ft (deck) and 0ft (parking pad) requested

minimum 5ft interior side setback required and 3ft(deck) and 1ft(parking pad) requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** February 11, 2016

**Time of Hearing:** 9:40

**Zone Case 27 of 2016**

100 Boggs Ave

**Zoning District:** LNC

**Ward:** 19

**Council District:** 2, Councilperson Theresa Kail-Smith

**Neighborhood:** Mount Washington

**Applicant:** Apostolou Paul C & Marilyn A

**Owner:** Apostolou Paul C & Marilyn A

Two story front addition and one story with a rooftop deck at the rear on top of existing structure for use as two family dwelling.

**Variance:** 904.02.C.3      minimum 20ft rear setback required and 0ft requested

maximum FAR 2:1 permitted and 2.87:1 requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**  
N/A

**Notes:**

Certificate of Occupancy 59832, dated 3/19/1991, permitted occupancy "One story structure used as a variety store front and one dwelling unit in rear (first floor includes three video machines)."

**Date of Hearing:** February 11, 2016  
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**Zone Case 28 of 2016**

527 Suismon St

**Zoning District:** R1A-VH  
**Ward:** 23  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** East Allegheny  
**Applicant:** Sapp Gary  
**Owner:** Sapp Gary

Continued use of property as two family dwelling.

**Review:** 911.04                      review by the Zoning Board of Adjustment  
of continued use of structure as two family  
dwelling

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** February 11, 2016  
**Time of Hearing:** 10:00  
**Zone Case 29 of 2016**

4260 Evergreen Rd

**Zoning District:** LNC

**Ward:** 26

**Council District:** 1, Councilperson Darlene Harris

**Neighborhood:** Summer Hill

**Applicant:** Pittsburgh Sign and Lighting LLC

**Owner:** Castagnai Revocable Trust

LED pricing for the existing ground business ID sign for the BP gas station.

**Variance:** 919.03.O.3      electronic non-advertising signs are not permitted in LNC zoning district

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy 58309, dated 9/26/1990, permitted occupancy" One double faced illuminated pole sign 18'8"x8'1.5" (business ID sign)".



**Date of Hearing:** February 11, 2016

**Time of Hearing:** 10:20

**Zone Case 63 of 2016**

4664 Browns Hill Rd

**Zoning District:** RP

**Ward:** 15

**Council District:** 5, Councilperson Corey O'Connor

**Neighborhood:** Squirrel Hill South

**Applicant:** Architectural Graphics INC

**Owner:** BT Parkview LLC

New business ID signs for CVS.

**Variance:** 919.03.M.3(a) wall mounted signs are limited to one along the street frontage and 2 signs proposed (B1, B2)

maximum 80sq. ft. in sign face area permitted and 152sq. ft. requested (B1, B2)

**Variance:** 919.03.M.3(e) canopy sign shall not exceed 8 inches in height and 9 inches proposed

**Variance:** 919.03.M.3(b) ground signs shall not exceed 50sq. ft. a total face area, 59.89sq. ft. requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** February 11, 2016

**Time of Hearing:** 10:30

**Zone Case 85 of 2016**

730,732,738,740 Marlow St

**Zoning District:** RP(R1D-M)

**Ward:** 20

**Council District:** 2, Councilperson Theresa Kail-Smith

**Neighborhood:** Elliott

**Applicant:** The Overlook at West End Pointe LLC/AWK Consulting Engineers Inc.

**Owner:** Three Rivers Pointe LLC

Four new four story single family attached dwellings with integral parking.

**Variance:** 909.02.C.2            minimum 30ft rear setback required  
                  909.02.C.2(e )        and 10ft requested

  minimum 30ft exterior side setback  
  required and 5ft requested

  minimum 5ft interior side setback  
  required and 0ft requested

  maximum height 40ft/3 stories permitted  
  and 49ft/4 stories requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

ZBA 179 of 2012, applicant's request for four new single family attached dwellings with two integral garages was approved.

**Notes:**

N/A

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