



Division of Development Administration and Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

January 8, 2015

Date of Hearing: January 8, 2015
Time of Hearing: 9:00
Zone Case 298 of 2014

1420 Centre Ave

Zoning District: GT-E
Ward: 3
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Central Business District
Applicant: WP Partnership
Owner: WP Partnership

Replacing an existing 540 sq. ft. sign identifying the name of the property with 443 sq. ft. sign identifying the new name of the property.

Variance: 919.03.M.7(c) maximum 40 sq. ft. in sign face area permitted and 443 sq. ft. requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 611 of 1991, variance granted for the erection of one 200 sq. ft. illuminated wall sign (logo) on the westerly side wall of an existing multi-story, 400 unit apartment building known as Washington Plaza at 1420 Centre Ave.

ZBA 118 of 2008, appellant's request to erect a 954 sq. ft. sign, consisting of the words "Washington Plaza Apartments" on the wind guard of the roof of the building was Denied.
ZBA 178 of 2008, applicant's request for 12'x28.3' internally illuminated business ID flat wall sign on west façade below "W" logo was approved.

Notes:

Certificate of Occupancy 200802967, dated 9/10/2008, permitted occupancy 12'x28.3' internally illuminated business ID flat wall sign on west façade below "W" logo (Washington Plaza Apartments).

Date of Hearing: January 8, 2015
Time of Hearing: 9:50
Zone Case 6 of 2015

4070 Howley St

Zoning District: R1A-VH
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Bloomfield
Applicant: Bekman Regina
Owner: Bekman Regina

New 16.5' x 6.5' two level deck at rear of front residential structure.

Variance: 903.03.E.2 minimum 5ft interior side setback
required and 0' and 2' requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA, 1929, appeal denied to two story extension to rear of two family dwelling (insufficient side yard beyond two rooms).

Notes:

Certificate of Occupancy 65263, dated 6/25/1993, permitted occupancy "2 ½ story two family dwelling (front) with 2-story one family dwelling (rear)".

Date of Hearing: January 8, 2015
Time of Hearing: 10:00
Zone Case 12 of 2015

313,315,319,321,318,328,330,332,316,314,304,310,312,202,204,206
,208,210 Dinwiddie St, 50 Reed St

Zoning District: RM-M
Ward: 3
Council District: 6 ,Councilperson R. Daniel Lavelle
Neighborhood: Crawford-Roberts
Applicant: TREK DEVELOPMENT
Owner: URA OF PGH

23 new residential units of affordable housing with community space.

313 Dinwiddie St

Variance: 912.04.C minimum 10ft interior side setback required and 0ft requested(HVAC)
Variance: 914.02.A one on-site parking space required and 0 requested
Variance : 925.06.C minimum 3ft interior side setback required and 0ft requested

315 Dinwiddie St

Variance: 903.03.C.2 minimum 3,200 sq. ft. lot size required and 3,000 sq. ft. requested
Variance: 914.02.A one on-site parking space required and 0 requested
Variance : 925.06.C minimum 3ft interior side setback required and 0ft requested

319 Dinwiddie St

Variance: 903.03.C.2 minimum 3,200 sq. ft. lot size required and 3,000 sq. ft. requested
Variance: 914.02.A one on-site parking space required and 0 requested
Variance : 925.06.C minimum 3ft interior side setback required and 0ft requested

321 Dinwiddie St

Variance: 914.02.A one on-site parking space required and 0 requested
Variance : 925.06.C minimum 4ft interior side setback required and 0ft requested

Past Cases and Decisions:

N/A

Notes:

N/A

318,328,330,332 Dinwiddie St

Variance: 903.03.C.2 minimum 1,800 sq. ft. lot area per unit required and 1,375 sq. ft. requested
minimum 10ft interior side setback required and 5ft requested

Variance: 912.04.C minimum 10ft interior side setback required and 5ft requested(HVAC)

Variance: 914.02.A 4 on-site parking spaces required and 0 requested

316 Dinwiddie St

Variance: 903.03.C.2 minimum 3,200 sq. ft. lot size required and 2,500 sq. ft. requested

Variance: 912.04.C minimum 10ft interior side setback required and 5ft requested(HVAC)

Variance: 914.02.A one on-site parking space required and 0 requested

Variance : 925.06.C minimum 3ft interior side setback required and 0ft requested

314 Dinwiddie St

Variance: 903.03.C.2 minimum 3,200 sq. ft. lot size required and 2,500 sq. ft. requested

Variance: 912.04.C minimum 10ft interior side setback required and 5ft requested(HVAC)

Variance: 914.02.A one on-site parking space required and 0 requested

Variance : 925.06.C minimum 3ft interior side setback required and 0ft requested

304,310,312 Dinwiddie St

Variance: 903.03.C.2 minimum 25ft exterior side setback required and 8.5ft requested

minimum 10ft interior side setback required and 5ft requested

Variance: 912.04.C	minimum 25ft exterior side setback required and 13ft requested(HVAC)	
Variance: 914.02.A	3 on-site parking spaces required and 0 requested	
<u>206-210 Dinwiddie St</u>		
Variance: 903.03.C.2	minimum 1,800 sq. ft. lot area per unit required and 1,672 sq. ft. requested	
	minimum 25ft rear setback required and 21ft requested	
Variance: 914.02.A	6 on-site parking spaces required and 3 requested	
<u>202 Dinwiddie St</u>		
Variance: 903.03.C.2	minimum 1,800 sq. ft. lot area per unit required and 1,350 sq. ft. requested	
	minimum 25ft exterior side setback required and 0ft requested	
Variance: 912.04.C	minimum 25ft exterior side setback required and 0ft requested(parking)	
	minimum 10ft interior side setback required and 5.5ft requested(HVAC)	
Variance: 914.02.A	3 on-site parking spaces required and 1 requested	
<u>50 Reed St</u>		
Variance: 903.03.C.2	minimum 25ft exterior side setback required and 8ft requested	
Variance: 914.02.A	1 on-site parking space required and 0 requested	

Appearances
For Appellant:

Objectors:

Observers:
