



City of Pittsburgh, Department of City Planning
200 Ross Street, Third Floor
Pittsburgh, Pennsylvania 15219

Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

July 9, 2020

Board meetings will be hosted on Zoom and streamed on YouTube Live on the [Pittsburgh City Planning YouTube](#) page. To join the Zoom webinar, use the link: <https://us02web.zoom.us/j/85171125255> or call 301-715-8592 with Webinar ID: 851 7112 5255. If you are not planning to testify, please watch the YouTube Live stream to allow those testifying to be able to join the meeting.

Information about each agenda item is available on the [Virtual Zoning Board of Adjustment](#) page. To provide public comment, you can:

- Join the virtual meeting and use raise hand function to request to speak.
- Call into the meeting on your phone. If you wish to provide testimony this way, please register in advance by emailing zoningboard@pittsburghpa.gov to ensure that you are provided time to speak.

Zoning Board of Adjustment notices are online at <https://pittsburghpa.gov/dcp/notices>.

Date of Hearing: July 9,2020

Time of Hearing: 9:00

Zone Case 89 of 2020

1500 Letort St

Zoning District: RM-M

Ward: 27

Council District: 1, Councilperson Bobby Wilson

Neighborhood: Brighton Heights

Applicant: Michael Beddow

Owner: National Church Residences of Brighton Heights
Pennsylvania

DCP-ZDR-2020-02908

New emergency generator.

Variance: 916.06 maximum permitted sound level is 45
DBA, 61 DBA requested

Variance: 918.03.B.2 required screening shall be at least 80%
opaque; chain fence requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: July 9,2020
Time of Hearing: 9:10
Zone Case 95 of 2020

4951 Centre Ave

Zoning District: LNC
Ward: 8
Council District: 7,Councilperson Deborah Gross
Neighborhood: Bloomfield
Applicant: Rachel O'Neil
Owner: Katselas Tasso G Living Trust
DCP-ZDR-2020-03493

Change of use of existing two story structure to Educational Classroom Space (limited).

Special Exception: 911.04.A.20 Special Exception required for the Educational Classroom Space (limited) in the LNC zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: July 9,2020
Time of Hearing: 9:20
Zone Case 97 of 2020

2400 Smallman St

Zoning District: RIV-IMU
Ward: 2
Council District: 7, Councilperson Deborah Gross
Neighborhood: Strip District
Applicant: Rob Pfaffmann
Owner: Terminal Leasing INC
DCP-ZDR-2020-00315

Core and shell renovation and fit out of existing structure into Retail (General), Recreation and Entertainment, Indoor (Limited), Restaurant (General), and Public Assembly (Limited) uses; exterior work including masonry, new windows and storefronts, outdoor seating deck, and rooftop HVAC screen platform.

Special Exception: 911.04.A.5 the public assembly (limited) use requires a Special Exception in the RIV-IMU district

Special Exception: 914.07.G.2 (a) Special Exception requested to approve off-site parking. Thirty-three parking spaces, included two accessible spaces, are required; according to the Parking Demand Analysis provided by the applicant, the applicant has a lease for 125 unreserved parking spaces at a parking garage at 114 27th St., of which 34 are still available. The parking garage is located 990' from the subject property.

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: July 9,2020

Time of Hearing: 9:30

Zone Case 120 of 2020

939 W North Ave

Zoning District: R1A-H

Ward: 22

Council District: 1,Councilperson Bobby Wilson

Neighborhood: Allegheny West

Applicant: Vincent Finizio

Owner: Past Development LLC

DCP-ZDR-2020-03746

Reconfigure existing parking lot to create accessible space and new dumpster enclosure.

Special Exception: 912.02.A.4 change in use to another nonconforming use (sales/storage to warehouse/office)

Special Exception: 916.09 additional commercial parking located in a residential zone

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: July 9,2020
Time of Hearing: 9:40
Zone Case 113 of 2020

1600 Smallman St, parcel 9-D-200

Zoning District: UI
Ward: 2
Council District: 7, Councilperson Deborah Gross
Neighborhood: Strip District
Owner: Produce Terminal Holdings LLC
Applicant: Devon Brophy
DCP-ZDR-2020-04431

New roof mounted business identification signs.

Variance: 919.01.E sign may not be mounted above roof line or parapet, proposed sign extends above roof line

Variance: 919.03.M.6.a maximum 80sq. ft. in sign face area permitted, and 324sq.ft. signs proposed

maximum 4ft letter height permitted , and 5'8" proposed

tenant signs are to be located within façade of tenant , proposed signs above passageways

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A
Notes:

N/A

Date of Hearing: July 9,2020

Time of Hearing: 9:50

Zone Case 114 of 2020

2100 Smallman St, parcel 9-D-200

Zoning District: UI

Ward: 2

Council District: 7, Councilperson Deborah Gross

Neighborhood: Strip District

Owner: Produce Terminal Holdings LLC

Applicant: Devon Brophy

DCP-ZDR-2020-04512

Proposed tenant canopy signage.

Variance: 919.03.M.6.c

maximum letter height 8” permitted
and 1’4” proposed

the face of such sign shall not
project above or below the canopy,
proposed signs project above
canopy

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: July 9,2020

Time of Hearing: 10:00

Zone Case 115 of 2020

1654 Smallman St, parcel 9-G-80

Zoning District: UI

Ward: 2

Council District: 7, Councilperson Deborah Gross

Neighborhood: Strip District

Owner: Smallman Holdings LLC

Applicant: Devon Brophy

DCP-ZDR-2020-04510

New business identification wall mounted sign.

Variance: 919.03.M.6.a maximum height above grade 40ft
permitted and 70'8" proposed

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: July 9,2020
Time of Hearing: 10:10
Zone Case 116 of 2020

1654 Smallman St, parcel 9-G-80

Zoning District: UI
Ward: 2
Council District: 7,Councilperson Deborah Gross
Neighborhood: Strip District
Applicant: Devon Brophy
Owner: Smallman Holdings LLC
DCP-ZDR-2020-04509

Canopy building identification signage.

Variance: 919.03.M.6.c maximum letter height 8” permitted
and 1’4” proposed

the face of such sign shall not
project above or below the canopy,
proposed signs project above
canopy

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
