CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

ZONING & DEVELOPMENT REVIEW
ZBA REQUESTS SUPPLEMENT
Posse# DCP-ZDR-2020-04510

A. PROJECT INFORMATION

1. APPLICATION IS: ☒ Development Project ☐ Protest Appeal

2. STAFF REVIEW DATE: 5/27/20

3. SITE INFORMATION

Development Address: 1654 Smallman St

Parcel ID(s)/Lot-and-Block Number(s): 9-G-80

Project Description: **1600 Smallman –Business Identification Wall Signage)**

3. CONTACT INFORMATION

Applicant Name: Devon Brophy

Applicant Contact (phone and email): 202-540-1174 dbrophy@antunovich.com

B. ZBA HEARING INFORMATION

Zone Case #115. of 2020

Date of Hearing: July 9, 2020 Time of Hearing: 10:00 a.m.

Zoning Designation: UI

Neighborhood: Strip District

Zoning Specialist: Svetlana Ipatova

C. ZBA REQUESTS

Type of Request: Variance Code Section: 919.03.M.6.a

Description:

Maximum height above grade 40' - 70'8" proposed

Type of Request: Variance Code Section:

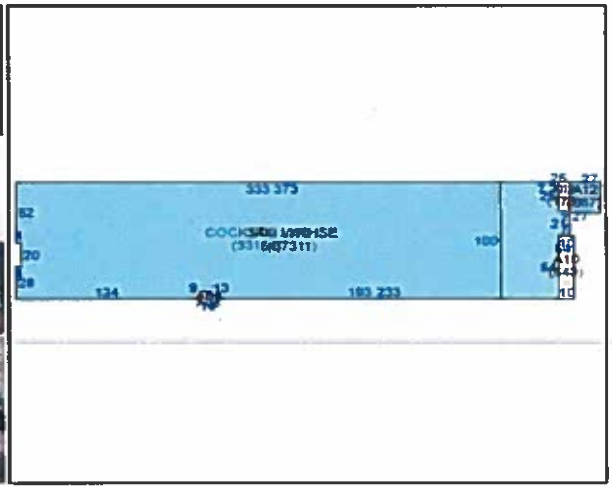
Description:

Parcel ID : 0009-G-00080-0000-00

Property Address : 1606 -1654 SMALLMAN ST
PITTSBURGH, PA 15222

Municipality : 102 2nd Ward - PITTSBURGH

Owner Name : SMALLMAN HOLDINGS LLC



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Municipality : 102 2nd Ward - PITTSBURGH
Owner Name : SMALLMAN HOLDINGS LLC

Data displayed on this map is for informational purposes only. It is not survey accurate and is meant to only show a representation of property lines.

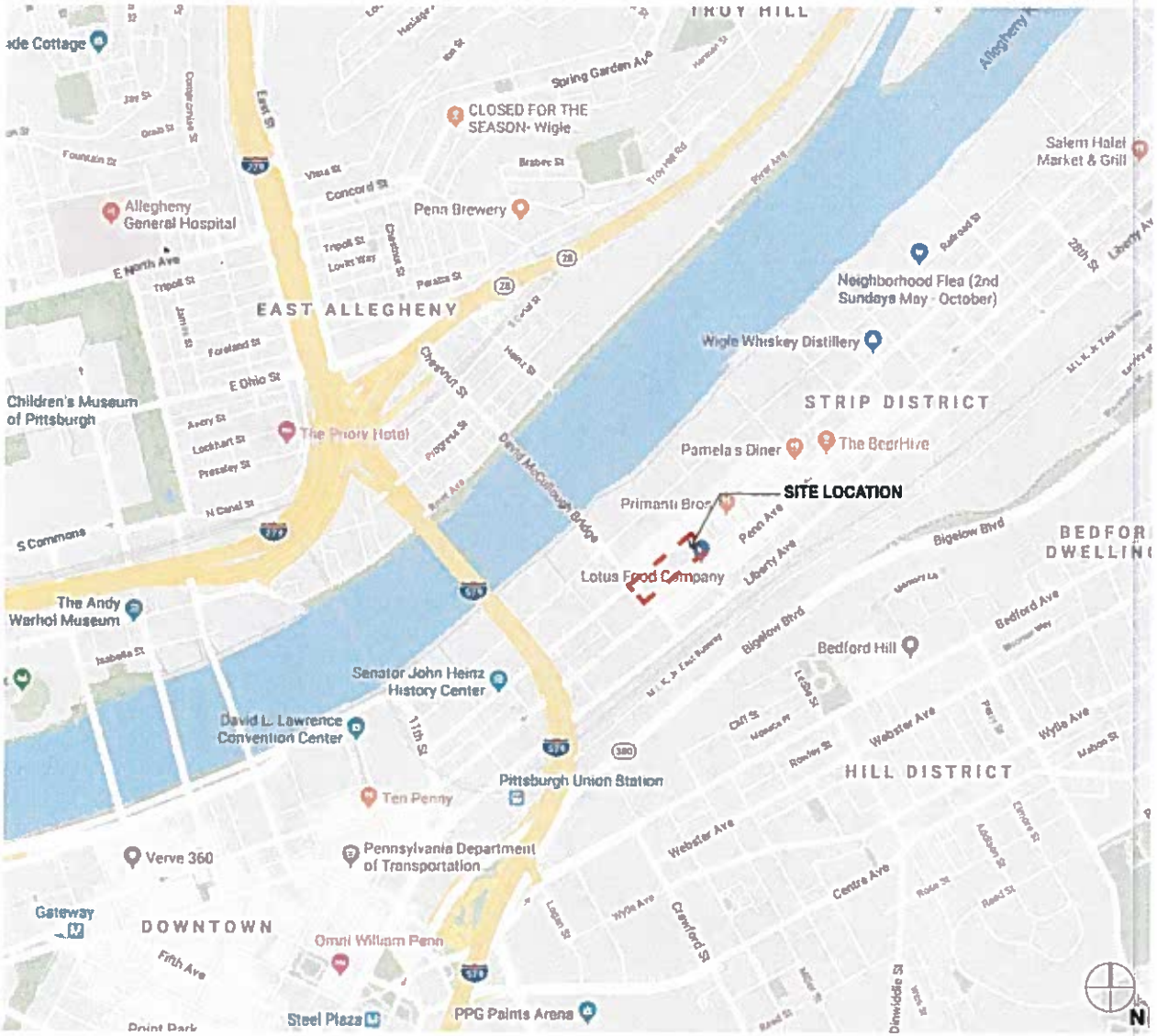
Print

Note: This button uses pop-ups. Please click help button for further printing instructions.

1600 Smallman

Business Identification Signage Exhibit

Rendering is for Graphic Purposes Only. Refer to Booklet for Signage Requirements.



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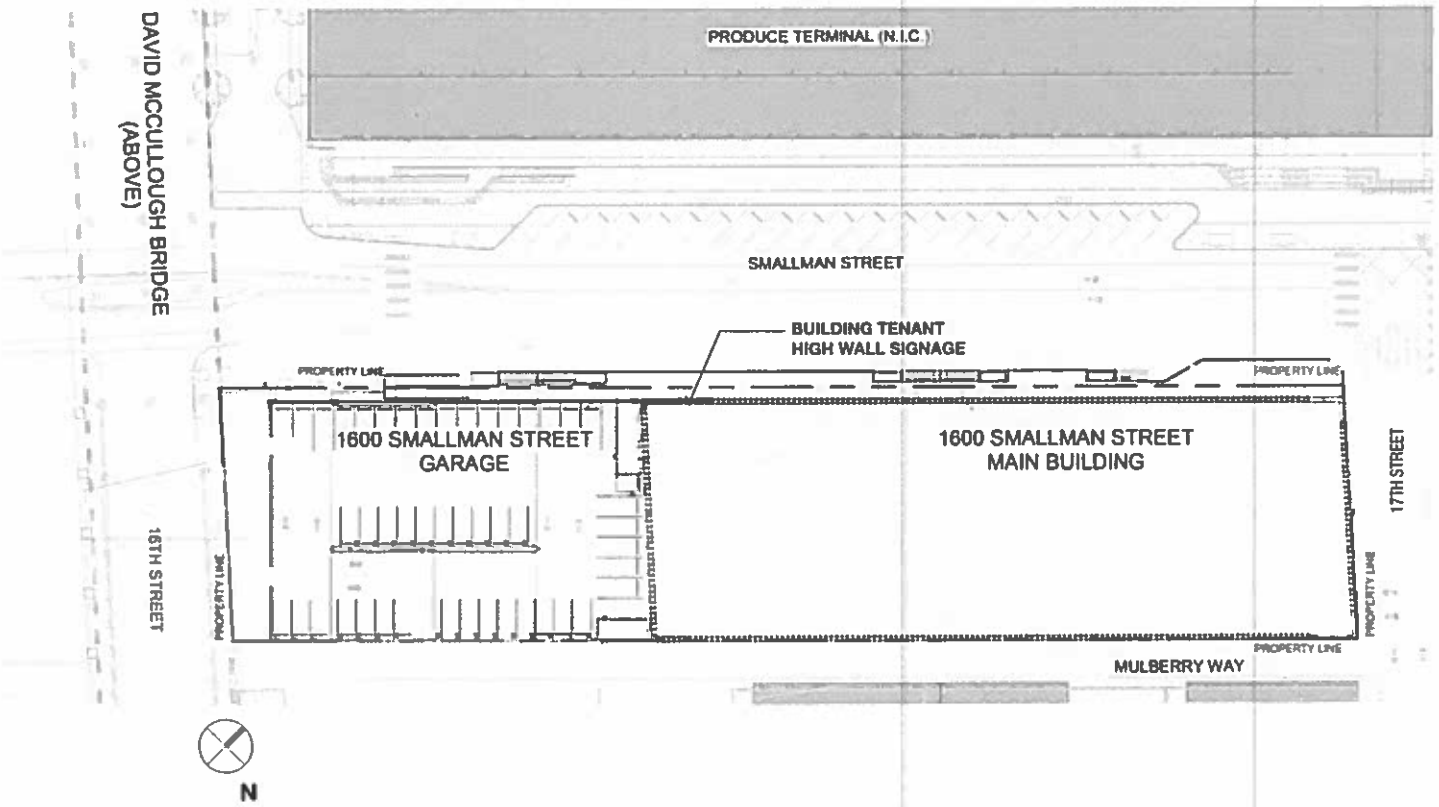
05 - Proposed Business Identification Signage Smallman Street (Variance Requested)
06 - Local Signage Reference Images

1600 SMALLMAN • BUSINESS IDENTIFICATION SIGNAGE EXHIBIT

UI ZONING DISTRICT;
Urban Industrial District
1. Allow mid-sized to large industries with lower external impacts on surrounding properties and districts;
2. Provide a flexible district that addresses the growing need for easily adaptable and flexible spaces, including office parks, incubator spaces, high technology and service sector industries;
3. Allow multi-use buildings that permit assembly, inventory, sales, and business functions within the same space;
4. Encourage adaptive reuse of manufacturing buildings and allow the development of high density multi-unit residential buildings.

PROJECT SITE; Project is located entirely in the UI district
Mixed use building. 1st floor retail, office space and parking

GT-B ZONING DISTRICT; is the adjacent zoning district
Golden Triangle District
1. Maintain and enhance the golden triangle as the economic and symbolic core of the region
2. Support and develop commericial, office, and cultural uses; and
3. Develop an attractive pedestrian-oriented physical environment with design quality that recognizes the golden triangle's regional signifigance.



SIGNAGE KEY:

BUILDING TENANT HIGH WALL SIGNAGE

1600SMALLMAN • BUSINESS IDENTIFICATION SIGNAGE EXHIBIT

Proposed Signage Plan

The permitted maximum height for buildings in the UI Districts is 60'. The height of the existing 1600 Smallman Street building is 70'-9". The exposed façade on the Smallman Street side of the building is 20,560 sf.

The Code's signage provisions for UI Districts do not permit signage to be mounted higher than 40' and does not make specific provision for the name of the building or business to be located above 40'. However, in the adjacent GT Districts, the business name would be permitted above 40' with an area not to exceed 2% of the exposed façade area. The permitted area for a business name for the building's 20,560 sf exposed façade area would be 411 SF. See page 6 for examples of wall mounted business signs located in the neighboring GT district.

Smallman Street Elevation

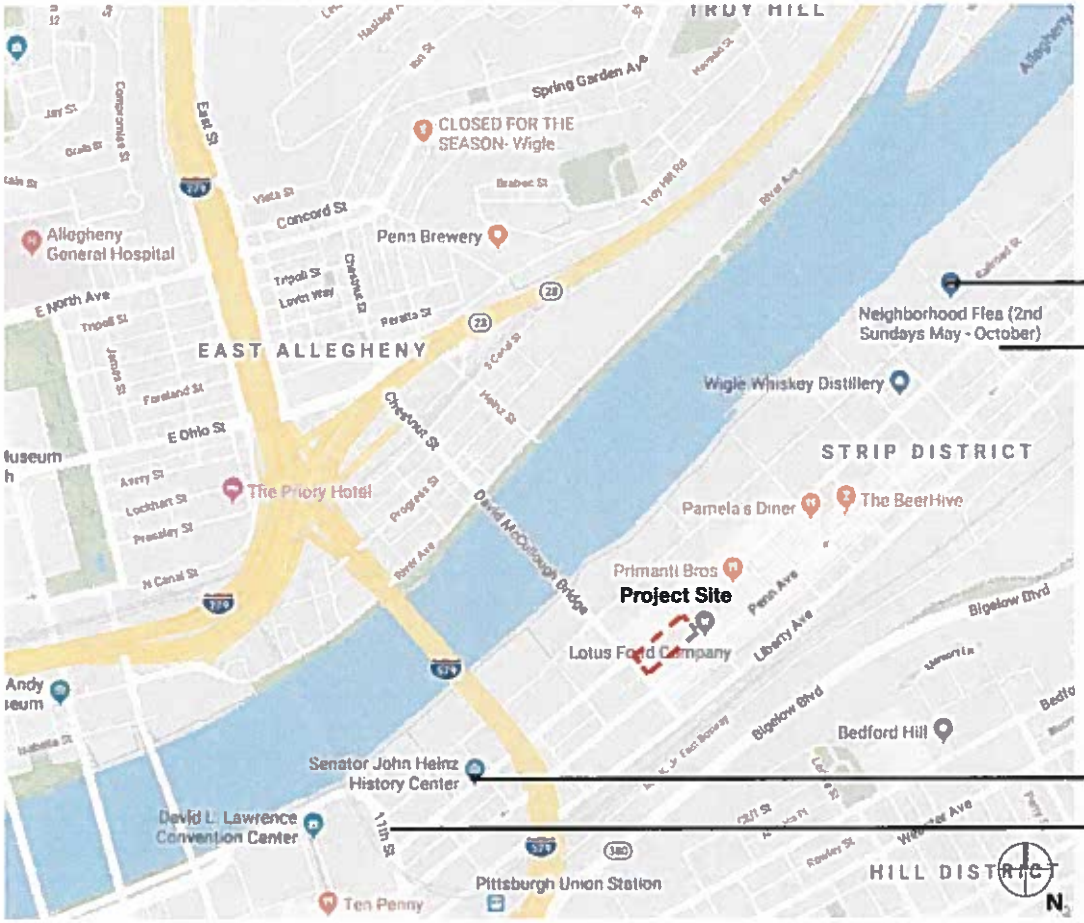
Requested Variances for Business Identification Signage:

Sign Face Area:
- Allowed in UI District: <80 SF
- Allowed in GT-B District: <411 SF
- (2% of 20,560 SF exposed facade area)
- Proposed: 51 SF with 3'-0" letter height for visibility from street. Both of which are compliant to the UI and adjacent GT district regulations.

Height:
- Allowed in UI District: <40'-0"
- Allowed in adjacent GT-B District: above 40' grade for bldg/business identification only
- Proposed: 70'-8" (sign is located below the top of the existing parapet of the existing building facade that exceeds permitted building height in the UI district)

NOTE: The signage would be on the tenant façade, as permitted, and only one business identification sign greater than 40' above grade is proposed for this building. The proposed mounted height and sign location would be consistent with the height of the existing 70'-9" building.

Proposed Business Identification Signage Smallman Street (Variance Requested)

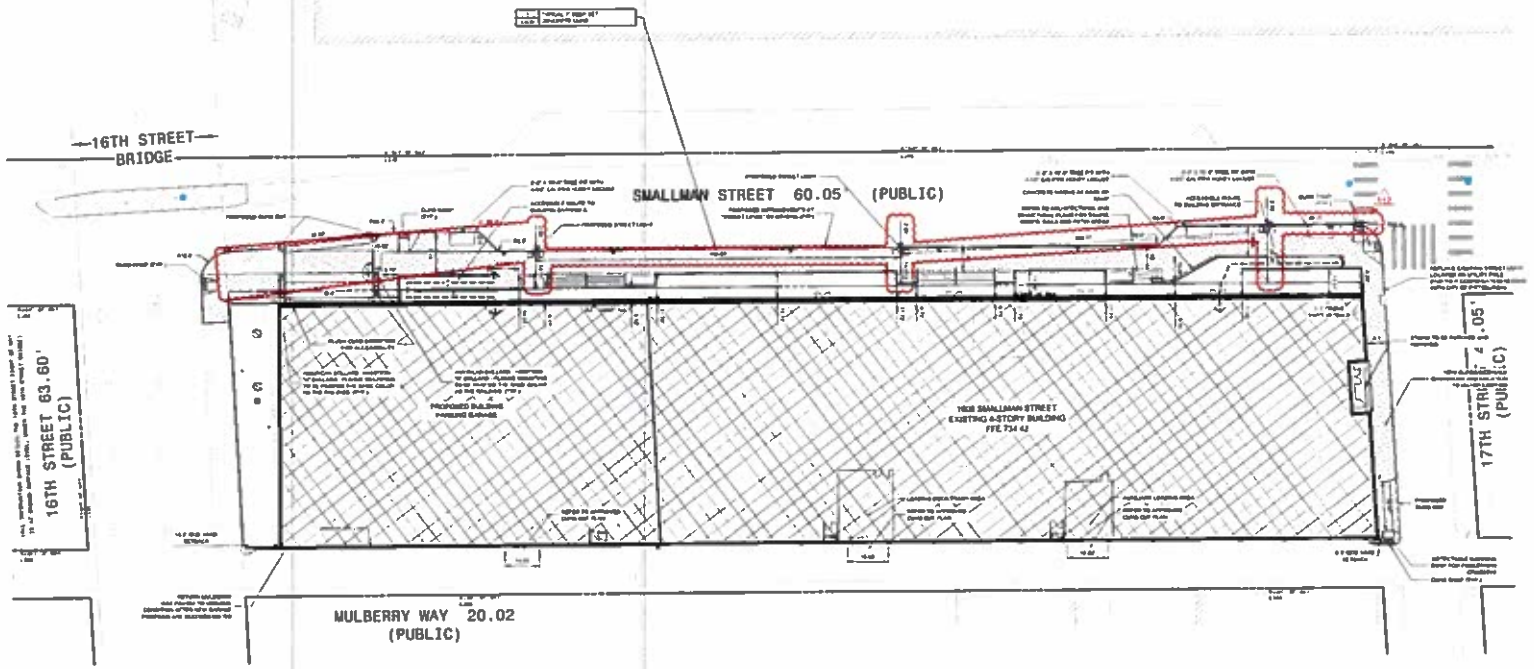


Burns White (Office), 0.7 miles away

Bosch (Office), 0.6 miles away

Senator John Heinz History Center, 0.3 miles away

AC Hotel (Hotel), 0.5 miles away



SITE PLAN NOTES

SITE LEGEND

NORTH

811
Know what's below.
Call before you dig.

GRAPHIC SCALE

GATEWAY
The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
Pittsburgh, PA

REVISION RECORD

1600 SMALLMAN STREET REDEVELOPMENT
1600 SMALLMAN STREET
PRO WARD, CITY OF PITTSBURGH, PA
PREPARED FOR:
SMALLMAN HOLDINGS, LLC.
2000 SMALLMAN STREET, #200A
PITTSBURGH, PA 15222

SITE PLAN

C100

1600 Smallman

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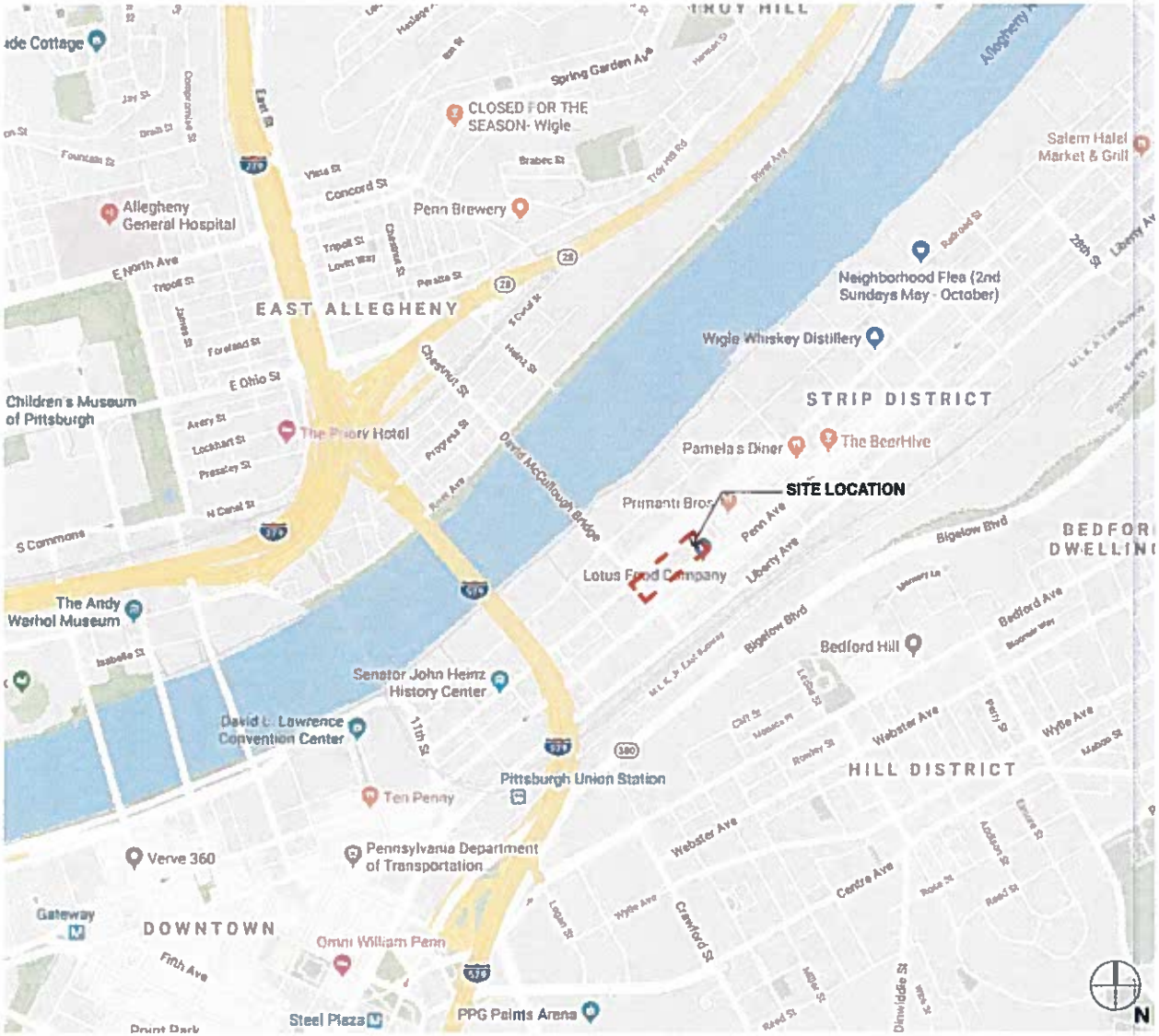

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McCaffery Interests · Antunovich Associates © **Pittsburgh, Pennsylvania**

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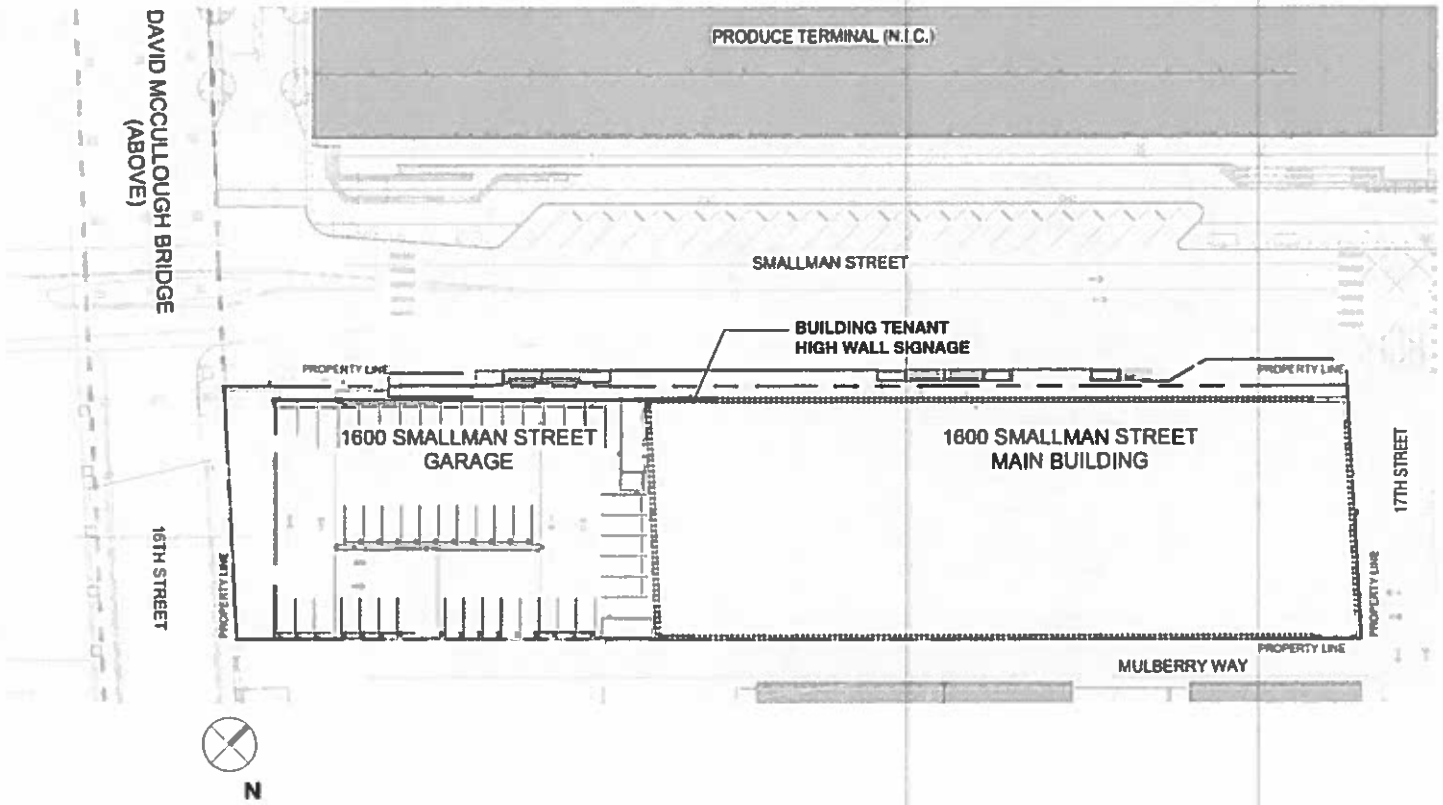

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Local Signage Reference Images

Division of Zoning & Development Review
City of Pittsburgh, Department of City Planning
200 Ross Street, Third Floor
Pittsburgh, Pennsylvania 15219

June 18, 2020

115/20

COPY

Blaine Lucas
Babst Calland Clements & Zomnir
2 Gateway Ctr 8th Fl
Pittsburgh, PA 15222

NOTICE OF PUBLIC HEARING

The Zoning Board of Adjustment will hold a virtual public hearing regarding:

Zone Case Number:	115/20	Ward:	2
Property Address:	1654 Smallman St	Zone:	UI
Property Owner(s):	Smallman Holdings LLC		
Date & Time:	Thursday, July 9, 2020 @ 10:00 AM		

The appellant has filed an appeal with the Board of Adjustment:

New business identification wall mounted sign.
Requesting a relief from the Zoning Code's maximum height above grade requirement.

Plans are on file with the Department of City Planning and information about the application will be posted on pittsburghpa.gov/dcp/virtual-zba. Your attendance at the virtual public hearing is required to present testimony; Letters or written petitions are not accepted.

For instructions on how to attend the virtual public hearing or watch the live stream, visit pittsburghpa.gov/dcp/virtual-zba. A phone number will be posted on the website prior to the hearing which can be used to attend the hearing and provide testimony if internet access is not available. Contact zoningboard@pittsburghpa.gov for assistance.