



**A. PROJECT INFORMATION**

1. APPLICATION IS:  Development Project  Protest Appeal

2. STAFF REVIEW DATE:

**3. SITE INFORMATION**

Development Address: 5553 Black St

Parcel ID(s)/Lot-and-Block Number(s): 83-F-60

Project Description: ADD SINGLE UNIT DWELLING ABOVE THE EXISTING DETACHED GARAGE

**3. CONTACT INFORMATION**

Applicant Name: Troy Shaffer

Applicant Contact (phone and email): 412-915-1694

**B. ZBA HEARING INFORMATION**

Zone Case # 174. of 2020

Date of Hearing: [Click here to enter a date.](#) *Sep 17, 2020*

Time of Hearing: [Click here to enter text.](#) *9:50 a.m.*

Zoning Designation: R3-L

Neighborhood: East Liberty

Zoning Specialist: CS

**C. ZBA REQUESTS**

Type of Request: Variance

Code Section: 903.03.B.2

Description: minimum lot size per unit 3,000sq. ft., 2,939sq.ft requested

Type of Request: Variance

Code Section:

Description:

Parcel ID 0083-F-00060-0000-00  
Property Address 5553 BLACK ST  
PITTSBURGH, PA 15206

Municipality 111 11th Ward - PITTSBURGH  
Owner Name LANCOM PARTNERS L L C

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.

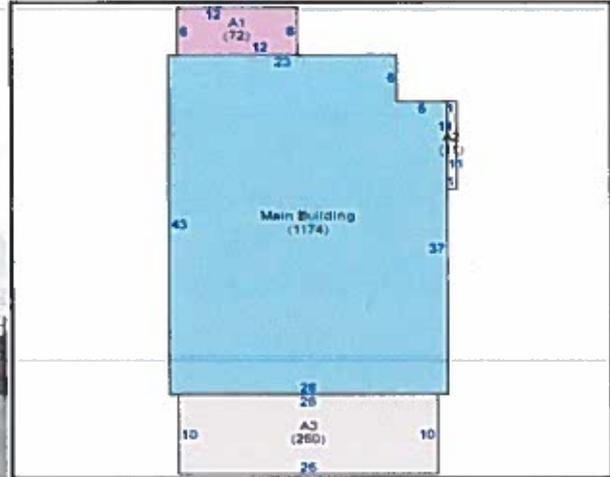
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Parcel ID : 0083-F-00060-0000-00  
Property Address : 5553 BLACK ST  
PITTSBURGH, PA 15206

Municipality : 111 11th Ward - PITTSBURGH  
Owner Name : LANCOM PARTNERS LLC



Main Building		1,174 Sq. Ft.
A1	Porch Frame - Enclosed	72 Sq. Ft.
A2	Bay Area Brick	11 Sq. Ft.
A3	Porch Frame - Open	260 Sq. Ft.

Re: DCP-ZDR-2020-04270: 5553 BLACK ST

Seifert, Caroline <caroline.seifert@pittsburghpa.gov>

Mon 8/3/2020 12:48 PM

To: Troy Shaffer <tshaffer@shafferink.com>; Ipatova, Svetlana <svetlana.ipatova@pittsburghpa.gov>

Hi Troy,

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I've added this to our list to be scheduled for a virtual ZBA hearing. I've also copied in Lana who will assist with that scheduling process. Let me know if you have any other questions.

Variance Request

903.03.B.2(c) the Minimum Lot Size per unit is 3,000 SF; 2939 SF proposed

Caroline Seifert

Zoning Specialist

City of Pittsburgh, Department of City Planning

caroline.seifert@pittsburghpa.gov

P: 412-255-2246 ext 2

200 Ross St., 3rd Floor

[www.pittsburghpa.gov/dcp/](http://www.pittsburghpa.gov/dcp/)

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The Zoning counter at 200 Ross Street is currently closed. Applications can be submitted and documents uploaded onto [OneStopPGH](#). Please email [Zoning@pittsburghpa.gov](mailto:Zoning@pittsburghpa.gov) with any questions.

Zoning and Development Review Boards and Commissions are now meeting virtually. Visit the pages for application and meeting information: [Zoning Board of Adjustment](#), [Historic Review Commission](#), and [Planning Commission](#).

Hearing notices are posted [here](#).

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From: Troy Shaffer <tshaffer@shafferink.com>

Sent: Tuesday, July 28, 2020 6:38 PM

To: Seifert, Caroline <caroline.seifert@pittsburghpa.gov>

Subject: Re: DCP-ZDR-2020-04270: 5553 BLACK ST

Caroline,

I just wanted to take a minute to thank you for being patient with me. I'm not very versed in zoning code. You are very professional and go above and beyond to try to help me and I really appreciate it. I'm sure I'm very frustrating to deal with because of my utter ignorance of zoning code. A lot of people take that kind of service for granite and never express any gratitude. Just wanted to tell you I'm very grateful for you and your service.

On Tue, Jul 28, 2020 at 4:23 PM Troy Shaffer <tshaffer@shafferink.com> wrote:

Yes please I think at this point I don't have any other option.

On Tue, Jul 28, 2020 at 1:50 PM Seifert, Caroline <[caroline.seifert@pittsburghpa.gov](mailto:caroline.seifert@pittsburghpa.gov)> wrote:

Hi Troy,

Going to follow up on this email chain. You clarified the number of spaces in the garage but didn't respond to my comment about the minimum lot size per unit and ZBA. Are you ready to move forward with that process?

Caroline Seifert  
Zoning Specialist  
City of Pittsburgh, Department of City Planning  
[caroline.seifert@pittsburghpa.gov](mailto:caroline.seifert@pittsburghpa.gov)  
P: 412-255-2246 ext 2  
[200 Ross St., 3rd Floor](http://200.Ross.St.,.3rd.Floor)  
[www.pittsburghpa.gov/dcp/](http://www.pittsburghpa.gov/dcp/)

The Zoning counter at [200 Ross Street](http://200.Ross.St.) is currently closed. Applications can be submitted and documents uploaded onto [OneStopPGH](http://OneStopPGH). Please email [Zoning@pittsburghpa.gov](mailto:Zoning@pittsburghpa.gov) with any questions.

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**From:** Troy Shaffer <[tshaffer@shafferink.com](mailto:tshaffer@shafferink.com)>  
**Sent:** Monday, July 20, 2020 12:00 PM  
**To:** Seifert, Caroline <[caroline.seifert@pittsburghpa.gov](mailto:caroline.seifert@pittsburghpa.gov)>  
**Subject:** Re: DCP-ZDR-2020-04270: 5553 BLACK ST

Caroline,

there are two spaces in the garage under the proposed mother in-law suite.

On Thu, Jul 16, 2020 at 10:04 AM Seifert, Caroline <[caroline.seifert@pittsburghpa.gov](mailto:caroline.seifert@pittsburghpa.gov)> wrote:

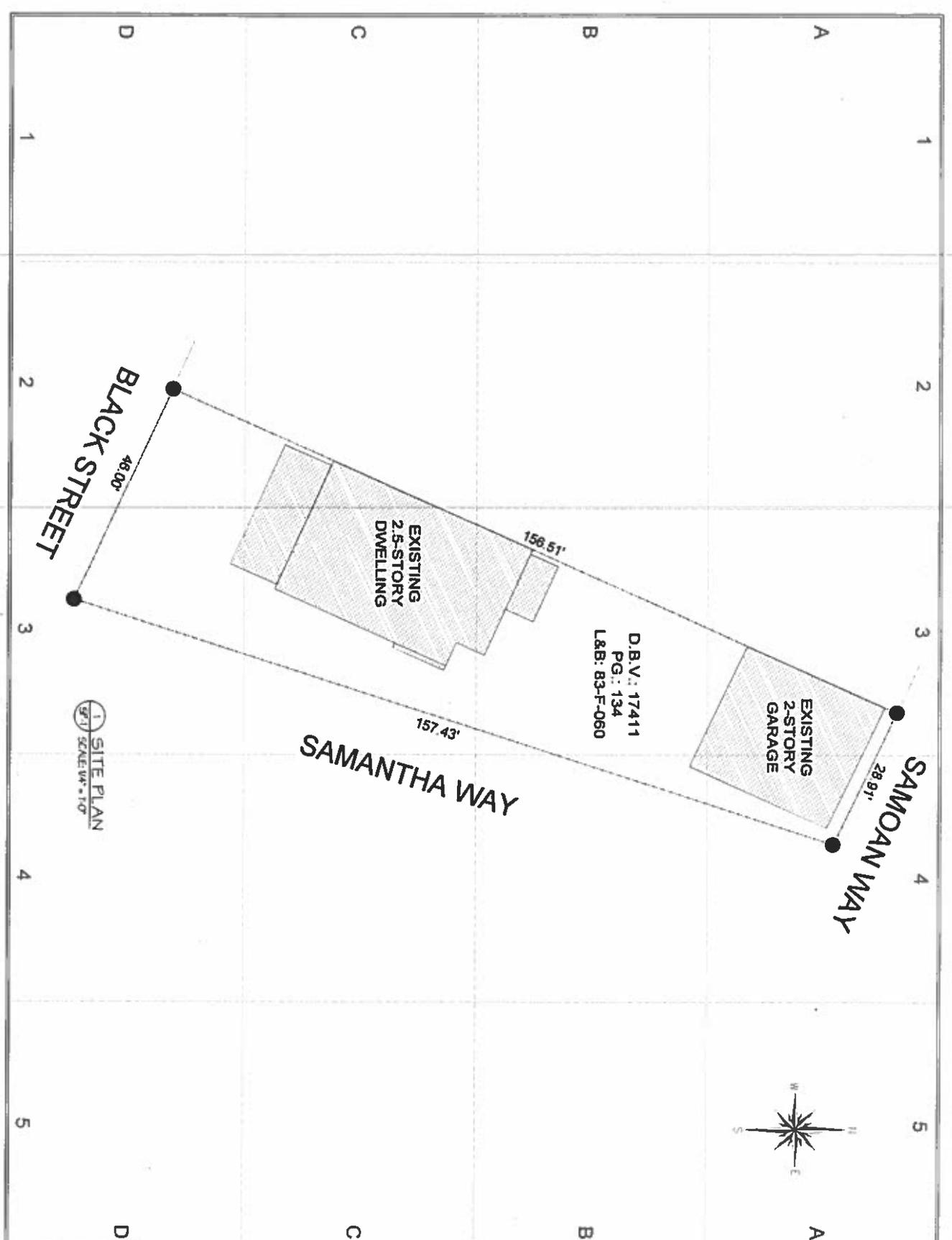
Hi Troy,

I'm currently reviewing your application for the addition of a residential unit in the existing garage at 5553 Black St.

How many parking spaces are provided on the property?

Per 903.03.B.2(c) the Minimum Lot Size per unit is 3,000 SF; as the lot is under 6,000 SF, there would only be 2939 SF per unit and a variance would be required. Let me know if you want to move forward with ZBA and I can add this to our list to be scheduled for a hearing.

Thanks,



1 SITE PLAN  
 SCALE: 1/4" = 10'



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 DESIGNER AND IS NOT TO BE REPRODUCED  
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CONTACT:  
 800 SOUTH LEXINGTON DRIVE  
 SUITE 100  
 CHICAGO, IL 60605  
 (312) 467-1000

PROJECT:  
 AT PHYSICAL ADDRESS:  
 1821 BLACK STREET  
 PINE BLUFF, MISSISSIPPI  
 ALLEGHANY COUNTY  
 PARCEL: 0003-F-00000-0000-00  
 FOR:

PROJECT:  
 SITE PLAN  
 FOR:  
 SHAFERINK  
 CONSTRUCTION  
 TROY SHAFERINK  
 106 GARDNER STREET  
 PINE BLUFF, MISSISSIPPI  
 ALLEGHANY COUNTY  
 412-818-1884

NO.	REVISION	DATE	DESCRIPTION
1	ISSUED		CLIENT CORRECTIONS

PROJECT NO.	2020.15
DATE	18 JUNE 20
DESIGNED BY	ISC
CHECKED BY	2020.083
PROJECT TITLE	

DRAWING SHEET NO.  
 SP-1  
 SITE PLAN

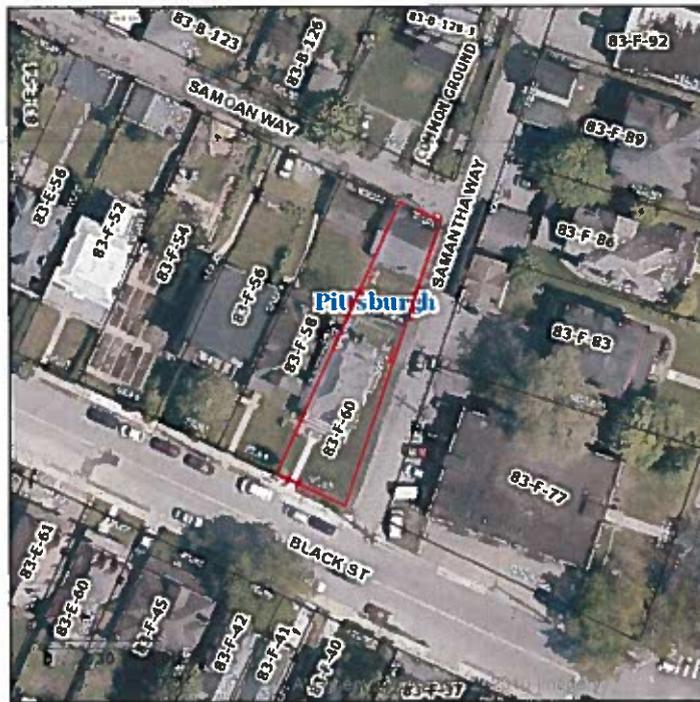
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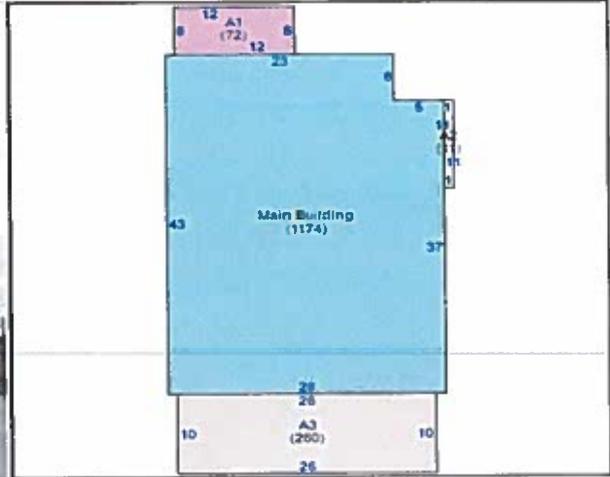
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