



**A. PROJECT INFORMATION**

1. APPLICATION IS:  Development Project  Protest Appeal  
2. STAFF REVIEW DATE:

**3. SITE INFORMATION**

Development Address: 142 S 20<sup>th</sup> St

Parcel ID(s)/Lot-and-Block Number(s): 12K-286

Project Description: Change from one non-conforming use to another. Current use is first floor as doctors office and second floor as one dwelling unit; proposed use of first floor one dwelling unit and second floor as one dwelling unit

**3. CONTACT INFORMATION**

Applicant Name: Douglas Artze

Applicant Contact (phone and email): 412-315-9500

**B. ZBA HEARING INFORMATION**

Zone Case # 168 of 2020

Date of Hearing: [Click here to enter a date](#) Oct 1, 2020

Time of Hearing: [Click here to enter text.](#) 10:00 a.m.

Zoning Designation: R1A-VH

Neighborhood: South Side Flats

Zoning Specialist:

**C. ZBA REQUESTS**

Type of Request: Special Exception

Code Section: 921.02.A.4

Description: change from a one nonconforming use to another

Type of Request: Variance

Code Section: 914.02

Description: one additional parking space required

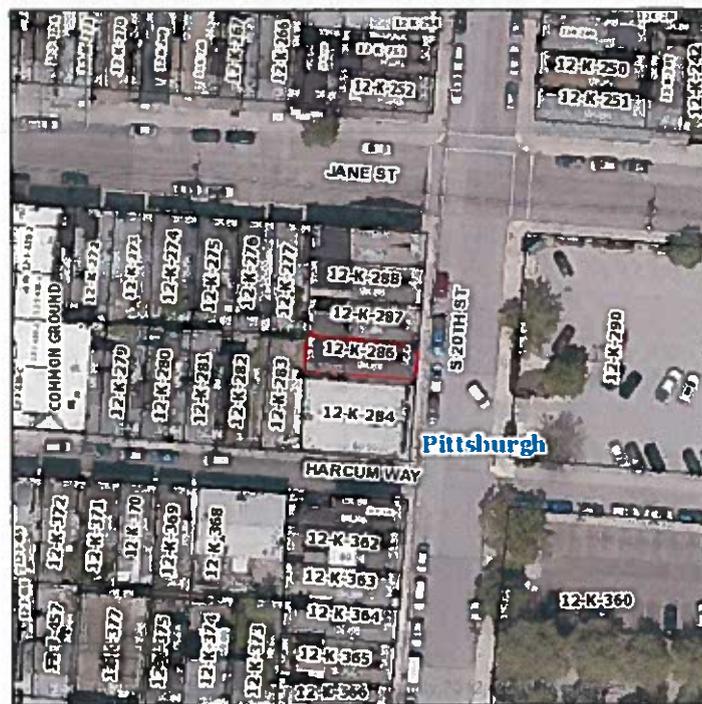
Parcel ID : 0012-K-00286-0000-00  
Property Address : 142 S 20TH ST  
PITTSBURGH, PA 15203

Municipality : 117 17th Ward - PITTSBURGH  
Owner Name : ARTZE DOUGLAS  
ESCRIBANO CARLA (W)

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.

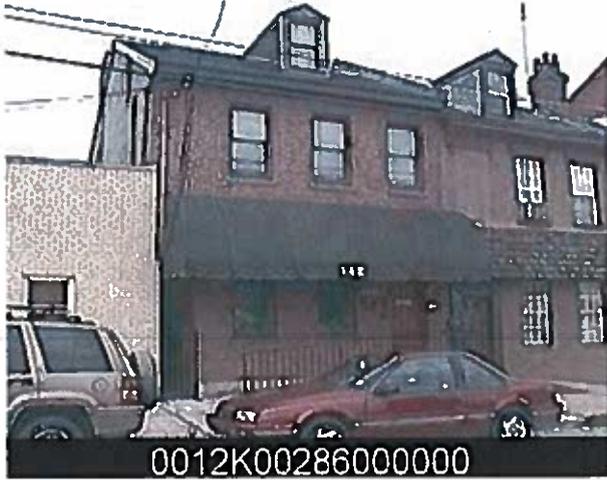
[Print](#)

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

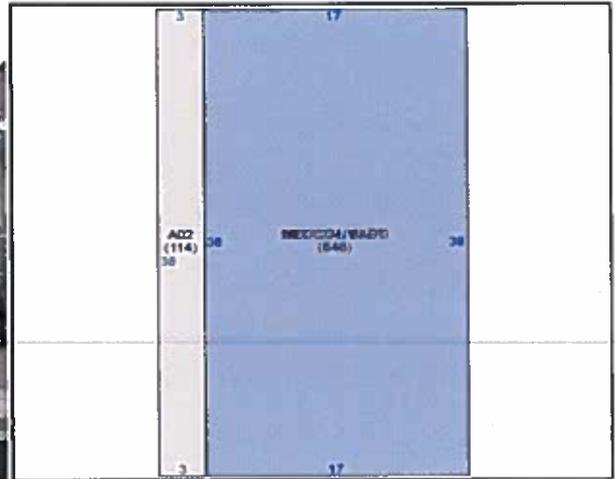


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ESCRIBANO CARLA (W)



0012K00286000000



Re: 142 S 20th Street - DCP-ZDR-2020-05212

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

Thu 7/23/2020 2:00 PM

To: Douglas Artze <doug.artze@gmail.com>

Cc: Ipatova, Svetlana <svetlana.ipatova@pittsburghpa.gov>

Hi,

I've copied in Lana, who will assist in scheduling the ZBA hearing. Hearings are currently being held virtually. Lana will give you more details regarding the fees and how to join the zoom meeting.

**ZBA Requests**

**Special Exception (Sec 921.02.A.4) - Change from one non-conforming use to another.**

Current use is first floor as doctors office and second floor as one dwelling unit; proposed use of first floor one dwelling unit and second floor as one dwelling unit

**Variance (914.02.A) - One parking stall required, none provided**

Thanks,

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/)

The Zoning counter at 200 Ross Street 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.

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:** Douglas Artze <doug.artze@gmail.com>

**Sent:** Thursday, July 23, 2020 1:53 PM

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

**Subject:** Re: 142 S 20th Street - DCP-ZDR-2020-05212

Hello Caroline,

Thank you for reaching out. I do wish to move forward with the Special Exception from the ZBA. Please go ahead and add me to the schedule for a hearing, as well as sending me any information that I need to submit in order to move forward.

As for your question regarding off-street parking; it will not be provided.

Thank you!

Doug Artze  
412-315-9500

On Thu, Jul 23, 2020 at 11:22 AM Seifert, Caroline <[caroline.seifert@pittsburghpa.gov](mailto:caroline.seifert@pittsburghpa.gov)>  
wrote:

Hello,

I am currently reviewing your zoning application for the change in use at 142 S 20th St.

Two unit residential is not a permitted use in the R1A zoning district. As there is an existing Certificate of Occupancy for doctors office on the first floor, this would be a change from one non-conforming use to another. A change from one non-conforming use to another is a Special Exception from the Zoning Board of Adjustment (ZBA) (Sec 921.02.A.4). This is a \$550 fee and public hearing. If you would like to move forward with this process, let me know, and I can add this to our list to be scheduled for a hearing.

Can you clarify if off street parking is provided?

Best,

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

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# CERTIFICATE OF OCCUPANCY

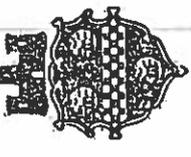
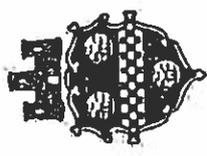
**FILMED** B.#19 of 1985 CITY OF PITTSBURGH

No. 47881 '85 00121

Location 142 S. Twentieth Street Ward 17-03

Permitted Occupancy Use of first floor as a doctor's office and use  
of second floor as a one family dwelling.

Owner Louis C. Glasso Lessee \_\_\_\_\_  
144 S. Twentieth Street  
Address Pittsburgh, PA 15203



Permission is hereby granted for the occupancy above described.

Paul S. Dulany  
Superintendent, Bureau of Building Inspection.