Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for February 4, 2021

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 posted 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 and use raise hand function by pressing *9.

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

Anyone who requires an accommodation for effective communication or a modification of policies or procedures to participate in a program, service, or activity provided by the City of Pittsburgh should contact the City ADA Coordinator as soon as possible but no later than two business days before the event. Hillary Roman, City of Pittsburgh ADA Coordinator, Hillary.Roman@pittsburghpa.gov; Remote Ph: (412) 301-7041; Office Ph: (412) 255-2102 int. 457.
Date of Hearing: February 4, 2021
Time of Hearing: 9:00
Zone Case 16 of 2021

230 Main St

Zoning District: R1A-H
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Owner: DRS Associates INC
Applicant: Daniel Simkins
DCPZDR-2020-02993

Use of structure as two family dwelling.

Variance/Review: 911.02 review of continued use of structure as two family dwelling

Past Cases & Decisions:
N/A

Notes:
N/A

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: February 4, 2021
Time of Hearing: 9:10
Zone Case 20 of 2021

405 Wood St

Zoning District: GT-A
Ward: 1
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Business District
Owner: Urban Pittsburgh Downtown Hotel Company LLC
Applicant: Emily Jones
DCP-ZDR-2020-12842

Installation of (1) set of face-lit channel letters with frame, (2) double-faced internally illuminated blade signs, and (2) flag pole signs for The Industrialist Hotel.

Variance: 919.03.M.8 (d)(ii) maximum in sign face are 9 sq. ft. permitted and 28.3 sq. ft. requested

Variance: 919.03.M.7(e) the face of such sign shall not project above or below the marquee or canopy, shall not exceed eight (8) inches in height; proposed sign is 1’4” tall and projects above canopy

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: February 4, 2021
Time of Hearing: 9:20
Zone Case 22 of 2021

4606 Davison St

Zoning District: R1A-H
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Owner: PENN 45LP
Applicant: Alex Corapi
DCP-ZDR-2020-12611

Construction of four new single unit dwellings.

Variance: 903.03.D.2 maximum height limit 3 story; 4 story requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: February 4, 2021  
Time of Hearing: 9:30  
Zone Case 12 of 2021

265 Jasper St

Zoning District: R1D-H  
Ward: 19  
Council District: 2, Councilperson Theresa Kail-Smith  
Neighborhood: Mount Washington  
Owner: Ferrato Robert & Theresa  
Applicant: Guy Galasso  
DCP-ZDR-2020-11683

Continued use of structure as two family dwelling.

Variance/Review: 911.02  review of proposed use as two family dwelling

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: February 4, 2021
Time of Hearing: 9:40
Zone Case 25 of 2021

3026 Glen Mawr St

Zoning District: R1D-H
Ward: 20
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Sheraden
Owner: De Paolo Morgan
Applicant: De Paolo Morgan
DCP-ZDR-2020-11339

Use of structure as two family residence.

Variance: 911.02  two unit use is not permitted in the R1D-H zoning district

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  February 4, 2021  
Time of Hearing:  9:50  
Zone Case 24 of 2021

1422 Rush St

Zoning District:  R1A-VH  
Ward:  21  
Council District:  6, Councilperson R Daniel Lavelle  
Neighborhood:  Manchester  
Owner:  URA OF PITTSBURGH  
Applicant:  Robyn Brady  
DCP-LOT-2020-01222

Subdivision of two lots into four lots.

<table>
<thead>
<tr>
<th>Variance: 903.03.E.2</th>
<th>minimum lot size 1,800sq. ft. permitted, three 770sq. ft. and one 769sq. ft. proposed</th>
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</thead>
</table>

Past Cases and Decisions: N/A
Notes: N/A

Appearance
For Appellant:

Objectors:

Observers:
**Date of Hearing:** February 4, 2021  
**Time of Hearing:** 10:00  
**Zone Case 23 of 2021**

3113 Brighton Rd

**Zoning District:** LNC  
**Ward:** 27  
**Council District:** 1, Councilperson Bobby Wilson  
**Neighborhood:** Marshall-Shadeland  
**Owner:** Providence Connections INC  
**Applicant:** Barb Plutko  
**DCP-ZDR-2020-09936**

6'x6' internally illuminated cabinet-double sided sign that includes the lower section as a changeable LED sign.

**Variance:** 919.03.O.3  
electronic non-advertising signs are not permitted in LNC zoning district

**Variance:** 919.03.O.3(a)  
motion of electronic non-advertising signs is prohibited

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**

**Past Cases and Decisions:**  
N/A

**Notes:**  
N/A