## A. PROJECT INFORMATION

1. **APPLICATION IS:** ☒ Development Project  □ Protest Appeal
2. **STAFF REVIEW DATE:** October 27, 2021
3. **SITE INFORMATION**

   **Development Address:** 5472 Penn Avenue

   **Parcel ID(s)/Lot-and-Block Number(s):** Multiple Parcels

   **Project Description:** Two-story expansion of existing two-story glass blowing studio (Pittsburgh Glass Center) over adjacent surface parking lot.

### 3. CONTACT INFORMATION

   **Applicant Name:** Ryan Indovina

   **Applicant Contact (phone and email):** (412)-745-4227; rdi@indovina.net

## B. ZBA HEARING INFORMATION

   **Zone Case #** Click here to enter text. of 2021

   **Date of Hearing:** Click here to enter a date.  **Time of Hearing:** Click here to enter text.

   **Zoning Designation:** Local Neighborhood Commercial (LNC); Three-Unit Residential – Moderate Density (R3-M)

   **Neighborhood:** Friendship

   **Zoning Specialist:** Svetlana Ipatova

## C. ZBA REQUESTS

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<tr>
<th>Type of Request</th>
<th>Code Section</th>
<th>Description</th>
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<td>Special Exception</td>
<td>916.02.A.2</td>
<td>Interior Sideyard Abuts Rear of ‘R’ Property (waiver requested)</td>
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<tr>
<td>Special Exception</td>
<td>916.02.A.7</td>
<td>Rear Abuts Interior Sideyard of ‘R’ Property (waiver requested)</td>
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<tr>
<td>Special Exception</td>
<td>916.02.B.1</td>
<td>Building height exceeding 40 feet within 50 feet of residential zone (44.94’ requested)</td>
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<tr>
<td>Special Exception</td>
<td>916.04.(c)</td>
<td>Parking/loading located within fifteen feet of residential zone (waiver requested)</td>
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<td>Variance (Parking)</td>
<td>914.02.A.</td>
<td>25 off-street required for 27,2781 sf of Art/Studio Use (12 requested)</td>
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Pittsburgh Glass Center

Pre-Application Review Presentation

City of Pittsburgh Department of City Planning
Project Zoning District

LNC – Local Neighborhood Commercial

904.02.A Purpose
1. Maintain the small scale and rich diversity of neighborhood-serving commercial districts;
2. Promote and enhance the quality of life in adjacent residential areas; and;
3. Reduce the adverse impacts that are sometimes associated with commercial uses in order to promote compatibility with residential development.

904.02.B.1 Primary Uses - Art or Music Studio - Permitted

911.03 - New and Unlisted Spaces
In the event that an application is submitted for a use that is not listed in the Use Table, the Zoning Administrator shall be authorized to determine the classification of the new use type into an existing land use category that most closely fits the new or unlisted use based upon the definitions of this Code and upon the similarity of the new/unlisted use with an existing, defined land use category.

904.02.C Site Development Standards
Sites in the UNC shall be developed in accordance with the following site development standards, provided that:
1. The Residential Compatibility Standards of Chapter 916 shall impose additional height and setback standards on new High-Density and Very High-Density Residential and nonresidential development located near Residential and H Districts.
2. The Environmental Performance Standards of Chapter 915 shall impose additional restrictions on site development; and
3. New development shall be allowed to use Contextual Setbacks and Contextual Building heights in accordance with Section 925.06 and 925.07.

4. Table

| Minimum Lot Size | 0 |
| Maximum Floor Area Ratio | 2:1 |
| Lot Coverage Maximum | 90% |
| Front Setback | 0 |
| Rear Setback | 20’ (Not adj. to Way) |
| Rear Setback | 0’ (Adj. to Way) |
| Exterior Sideyard Setback (Min) | None Required |
| Interior Sideyard Setback (Min) | None Required |
| Maximum Height | 45’ not to exceed 3 stories |
Residential Compatibility Standards

916.02.A - Building Setbacks
The Building Setback regulations of the Residential Compatibility Standards shall apply to the sides of properties that are adjacent to or across the street from properties that are zoned R1D, R1A, R2, R3, or H in accordance with the following regulations.

916.02.A.7 Rear Abuts Interior Sideyard of "R" Property
If the Rear of a zoning lot of the subject property abuts the Interior Sideyard of a zoning lot zoned "R", the following setback requirements shall apply
(a) Minimum Rear Setback 15'-0" min

916.02.A.1 Interior Sideyard Abuts Interior Sideyard of "R" Property
If the Interior Sideyard of a zoning lot of the subject property abuts the Interior Sideyard of a zoning lot zoned "R", the following setback requirements shall apply:
(a) Minimum Front Setback
The Front Setback of the subject property shall be the same as the required Front Setback of the abutting Residential zoning district for the first fifty (50) feet adjacent to the Residential zoning lot.
(c) Minimum Interior Sideyard Setback
The Interior Sideyard Setback of the subject property shall be a minimum of fifteen (15) feet.

916.09. - Waiver of Residential Compatibility Standards.
The Zoning Board of Adjustment may approve a Special Exception according to the provisions of Sec. 922.07 to waive one (1) or more of the Residential Compatibility Standards imposed by this Chapter, subject to the following standards:
A. The Board shall determine that the waiver will not create detrimental impacts on the surrounding properties, taking into consideration the physical relationship of the proposed use and structure to surrounding residential uses and structures;
B. The Board shall impose alternative methods which will cause the development to comply with the purpose of the Residential Compatibility Standards;
C. Building height restrictions found in this chapter may be waived only if there is a taller intervening structure between the proposed structure and the adjacent residential zoning district, in which case the height shall be limited to the height of the intervening structure; and
D. Setbacks for accessory uses, required by Sec. 912.04, shall be waived only if additional screening is required by the Board, beyond that required by Chapter 918, such that the items are completely screened from view from abutting residential properties at grade level of the residential properties.
Project Zoning District

Parking Regulations
  914.02.A  Parking Schedule
  1. Art Studio - 1 per 800sf

914.05.E – Parking Reduction for Bicycle Parking
The reduction in the number of automobile spaces shall be reduced by no more than 1 space for each bike parking space, but by no more than 30% of the total required spaces.

914.07.G.2  Special Exceptions
The Zoning Board of Adjustment shall be authorized, in accordance with the Special Exception provisions of Sec. 922.07, to consider and approve any alternative to providing off-street parking spaces on the site of the subject development if the applicant demonstrates to the satisfaction of the Zoning Board of Adjustment that the proposed plan will result in a better situation with respect to surrounding neighborhoods, citywide traffic circulation and urban design than would strict compliance with otherwise applicable off-street parking standards.
  b. Location
    i. No off-site parking space shall be located more than one thousand (1,000) feet from the primary entrance of the use served, measured along the shortest legal, practical walking route. This distance limitation may be waived by the Zoning Board of Adjustment if adequate assurances are offered that van or shuttle service will be operated between the shared lot and the primary use.

Project Parking Calculation

Studio Use - 27,781sf x 800sf = 35 Spaces
Bike Parking Reduction - 35 Spaces x 30% = 10.5 ; 35 - 10.5 = 25 spaces Required

Total Parking Count 13 Spaces on Site
Parking Remotely (Potential) 12 Spaces required in addition
Outdoor Patio
1,178sf

Up

Dn

250sf

Residential Compatibility Setback - 15'-0" Required

Floor Plan - Third Level

Floor Plan - Third Level
Design Concept
The proposed design uses a careful arrangement of simple volumes in different planes. Throughout both the exterior and interior, a variety of glass technologies are showcased to create a complex architectural experience. The existing building is an important part of the composition, as is renovated to fit within the overall palette.
CERTIFICATE OF OCCUPANCY
CITY OF PITTSBURGH

Date Applied: 1/31/01
Use Group: A3/F2
ZBA Number:

Location: 5472 PENN AVENUE

Permitted Occ: TWO STORY STRUCTURE TO BE USED AS ARTISTS STUDIO, EXHIBITION GALLERY AND WORKSHOPS FOR DEMONSTRATION AND TEACHING OF THE MAKING OF GLASS ART WITH LIMITED RETAIL SALES AND INCIDENTAL OFFICE SPACE WITH 18 PARKING STALLS INCLUDING ONE HANDICAPPED STALL AND TWO COMPACT STALLS WITH 6'6" HIGH SOLID WOOD FENCE. THE 18 STALL PARKING AREA WILL BE SHARED PARKING FOR 5472 & 5530 PENN AVE. (2 STORY 14'X80' EXTENSION & REAR PORCH WITH STEPS

Owner: FRIENDSHIP DEV. ASSOCIATES INC
5530 PENN AVE
PITTSBURGH PA 15206

Purchaser: PGH GLASS CENTER
601 WOOD AVE
4TH FLR
PITTSBURGH PA 15227

Permission is hereby granted for the occupancy above described.

[Signature]
Chief, Bureau of Building Inspection
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