Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT HEARING AGENDA June 14, 2018

<table>
<thead>
<tr>
<th>Date of Hearing:</th>
<th>June 14, 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Time of Hearing:</td>
<td>9:00</td>
</tr>
<tr>
<td>Zone Case 93 of 2018</td>
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<td>325 32nd St/Liberty Ave</td>
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</tbody>
</table>

**Zoning District:** UI  
**Ward:** 6  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Strip District  
**Applicant:** David Harder  
**Owner:** HVIZDAK PERRY LLC

Use of lot as construction contractor (limited) with outdoor storage of portable generators.

**Variance:** 904.07.C & 912.04 minimum side setbacks for accessory uses and structures is 10ft and rear setback is 5ft; proposed is 2ft street side setback (fence and generator), 4ft interior side setback (generators), and 4ft rear setback (generators)

**Appearances**  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:** N/A  
**Notes:** N/A
Date of Hearing: June 14, 2018
Time of Hearing: 9:10
Zone Case 124 of 2018

521 Armandale St

Zoning District: R1A-VH
Ward: 25
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Northside
Applicant/Protestant: Ian Black
Owner: North Properties Residences IL

Demolition of structure.

Protest Appeal: Code Section : City Council Resolution 2013-1647

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  June 14, 2018
Time of Hearing:  9:20
Zone Case 129 of 2018

Jane St(12-K-224)

Zoning District:  R1A-VH
Ward:  17
Council District:  3, Councilperson Bruce Kraus
Neighborhood:  South Side Flats
Owner:  UPMC
Applicant:  AB Building Company INC (prospective owner)

New single family attached dwelling.

Variance:  903.03.E.2  minimum 5ft exterior side setback required and 0ft proposed

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** June 14, 2018  
**Time of Hearing:** 9:30  
**Zone Case 141 of 2018**

1208 Resaca Pl

**Zoning District:** R1A-H  
**Ward:** 22  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** Central Northside  
**Owner:** Piovesan Brendan P & Ashley A  
**Applicant:** Piovesan Brendan P & Ashley A

New one story rear garage with rooftop deck, pergola, and stairway.

**Variance:** 903.03.D.2  
minimum 5ft interior side setback required and 0ft requested for accessories

**Variance:** 912.04.E  
maximum height 15ft permitted

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

**Notes:**  
N/A
Date of Hearing: June 14, 2018  
Time of Hearing: 9:40  
Zone Case 130 of 2018

1622 Forbes Ave

Zoning District: LNC  
Ward: 1  
Council District: 6, Councilperson R Daniel Lavelle  
Neighborhood: Bluff  
Applicant: Gibbons St Acquisitions LP  
Owner: Gibbons St Acquisitions LP

Existing 10 car parking spaces at rear of two residential dwellings.

**Variance:** 912.04.B minimum 2ft rear setback required and 0ft requested

**Variance:** 911.02 maximum 8 parking spaces permitted and 10 spaces requested

**Special Exception:** 914.07.G.2 off-site is a Special Exception

**Variance:** 914.06.A one ADA space required

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  June 14, 2018
Time of Hearing:  9:50
Zone Case 136 of 2018

222 Coltart Ave

Zoning District:  R1A-H
Ward:  4
Council District:  3, Councilperson Bruce Kraus
Neighborhood:  Central Oakland
Applicant:  Jardini Ronald
Owner:  Jardini Ronald

Continued use of structure as two family dwelling.

Variance/Review:  911.02 review by the ZBA

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions: N/A
Notes: N/A
Date of Hearing: June 14, 2018  
(continued from May 10, 2018)  
Time of Hearing: 10:00  
Zone Case 104 of 2018  

2200 Smallman St (24-S-202,200,205)  

Zoning District: UI  
Ward: 2  
Council District: 7, Councilperson Deborah Gross  
Neighborhood: Strip District  
Applicant: Desmone Associates  
Owner: 225 Smallman Associates LP  

New construction of seven story mixed use building with attached parking structure.  

Special Exception: 904.07.C maximum height 60ft/4 stories permitted and 108.5ft/ seven stories requested  

Past Cases and Decisions:  
ZBA 351 of 2017, applicant’s request for Code Section 904.07.C was approved and request for a Special Exception for additional height, pursuant to Section 904.07.C was denied without prejudice.  

Notes:  
N/A  

Appearances  
For Appellant:  

Objectors:  

Observers:
Date of Hearing: June 14, 2018  
Time of Hearing: 10:10  
Zone Case 125 of 2018  

2033-35 Lowrie St  

Zoning District: R1D-H  
Ward: 24  
Council District: 1, Councilperson Darlene Harris  
Neighborhood: Troy Hill  
Applicant: Kaiser Eileen M Weir  
Owner: Kaiser Eileen M Weir  

Existing 6ft high privacy fence at front.  

**Variance:** 903.03.D.2 minimum 15ft front setback required and 0ft requested  

**Appearances**  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions: N/A  
Notes: N/A
Date of Hearing: June 14, 2018
Time of Hearing: 10:20
Zone Case 126 of 2018

600 Penn Ave

Zoning District: GT-C
Ward: 2
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Downtown
Applicant: Harlan S Stone
Owner: Pittsburgh Symphony Society

Six new electronic public destination signs.

Variance: 919.03.M.7(b) Public Destination signs shall have no motion or animation. Animation is requested

Variance: 919.03.O.3 Electronic non-advertising signs are not permitted within the GT district

Variance: 919.03.O.3(a & b) Electronic non-advertising signs shall have only static images with a minimum dwell time is 30 seconds; animation and zero seconds dwell time is requested

Variance: 919.03.O.3(c) Electronic non-advertising signs shall be no brighter than 2.500 nits between sunrise and sunset and 250 nits at all other times

Variance: 919.03.O.3(d) Changeable copy is limited to 50% of the total permitted sign area or 50SF; 100% of total public designation sign area requested

Appearances
For Appellant:

Objectors:

Observers:

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