**ZONING BOARD OF ADJUSTMENT**

**HEARING AGENDA**

**June 7, 2018**

<table>
<thead>
<tr>
<th>Date of Hearing:</th>
<th>June 7, 2018</th>
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</thead>
<tbody>
<tr>
<td>Time of Hearing:</td>
<td>9:00</td>
</tr>
<tr>
<td>Zone Case 132 of 2018</td>
<td></td>
</tr>
</tbody>
</table>

5840 Forward Ave

**Zoning District:** LNC  
**Ward:** 14  
**Council District:** 5, Councilperson Corey O’Connor  
**Neighborhood:** Squirrel Hill  
**Applicant:** Fast Signs-Banksville  
**Owner:** 3 Katz Crew LP

Existing canopy/wall business ID (16.62sf and 85sf) sign for the restaurant.

**Variance:** 919.03.M.5  
- canopy sign shall not exceed 8” in height and 1.05 ft requested  
- maximum 32 sq. ft. in sign face area permitted

<table>
<thead>
<tr>
<th>Past Cases &amp; Decisions:</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Notes:</td>
<td>N/A</td>
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</tbody>
</table>

**Appearances**

**For Appellant:**

**Objectors:**

**Observers:**
# Date of Hearing:
June 7, 2018

# Time of Hearing:
9:10

Zone Case 127 of 2018

105 S 26th St & 2606 Larkins Way

**Zoning District:** R2-VH

**Ward:** 16

**Council District:** 3, Councilperson Bruce Kraus

**Neighborhood:** South Side Flats

**Applicant:** David Morgan

**Owner:** Jane Street Associates LP

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One car parking pads for single family dwellings and 2 story addition to 105 S 26th St structure.

**Variance:** 903.03.E.2
- minimum 5ft interior side setback required and 0ft requested
- minimum 5ft front setback required and 0ft requested
- minimum 5ft rear setback required and 1ft requested

**Variance:** 912.04.F
- building separation 3ft required and 0ft requested

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**Appearances**

For Appellant:

Objectors:

Observers:

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**Past Cases and Decisions:**

N/A

**Notes:**

N/A
Date of Hearing: June 7, 2018
Time of Hearing: 9:20
Zone Case 122 of 2018

310 Fisk St

Zoning District: R1A-H
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Owner: Canterbury Place
Applicant: Roger Altmeyer, UPMC

Install ground mounted backup generator for existing personal care (large) facility.

Variance: 912.04.C minimum 15ft exterior side setback required and 6ft requested

Special Exception: 916.06 maximum noise level between 6:00am and 10:00pm is 55 DBA; 74.6 DBA requested

Variance: 925.06.A.2 maximum fence height within required 15ft setback is 4'; 8' requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: June 7, 2018
Time of Hearing: 9:30
Zone Case 135 of 2018

6915 Yorkshire Dr

Zoning District: R1D-L
Ward: 14
Council District: 8, Councilperson Strassburger
Neighborhood: Point Breeze
Owner: Kelly Sarah M & Snook Peter J
Applicant: Kelly Sarah M & Snook Peter J

New one story detached garage for single family dwelling.

Variance: 903.03.B.2 minimum 5ft interior side setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** June 7, 2018  
**Time of Hearing:** 9:40  
**Zone Case 120 of 2018**  

700 Creswell St/ 1071 Fisher St  

**Zoning District:** RM-M  
**Ward:** 16  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** St Clair  
**Applicant:** Sarah Baxendell  
**Owner:** Housing Authority City of Pittsburgh  

Urban agriculture.  

**Variance:** 903.03.C.2  
minimum 25ft front setback required and 20ft requested (primary structure)  

**Variance:** 912.04.A  
minimum 25ft front setback required and 8’6” requested (accessory)  

**Variance:** 914.02.A  
10 off-street parking spaces required and 0 requested  

**Variance:** 914.10.A  
1 off-street loading space required and 0 requested  

**Variance:** 925.06.A.2  
maximum height for fences in required front and exterior side setback is 4’, 8’ requested  

**Variance:** 925.06.A.3  
maximum height for fences in required rear and interior side setback is 6.5’, 8ft requested  

**Appearances**  
**For Appellant:**  

**Objectors:**  

**Observers:**
**Date of Hearing:** June 7, 2018  
**Time of Hearing:** 9:50  
**Zone Case 118 of 2018**

2021 Wharton St  

**Zoning District:** CP  
**Ward:** 17  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Side Flats  
**Applicant:** Caveman Signs & Graphics LLC  
**Owner:** Twenty First Street Associates

Additional 26sq. ft. wall mounted business ID sign and new ground signs for Giant Eagle.

<table>
<thead>
<tr>
<th><strong>Variance</strong></th>
<th>919.03.M.5 (a)</th>
<th>maximum 80sq.ft. in sign face area permitted and additional 26sq. ft. requested</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Variance</strong></td>
<td>919.03.M.5(b)</td>
<td>ground signs limited to one along each street side</td>
</tr>
</tbody>
</table>

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

**Notes:**  
Certificate of Occupancy 16-SGN-00156, dated 6/20/2017, permitted occupancy “Five new wall mounted business ID signs for Giant Eagle (326 sf, 80sf, 56sf)*.  
Date of Hearing: June 7, 2018
Time of Hearing: 10:00
Zone Case 138 of 2018

134 N Dithridge St

Zoning District: RM-VH
Ward: 4
Council District: 8, Councilperson Strassburger
Neighborhood: N Oakland
Applicant: Pittsburgh Chinese Church Oakland
Owner: Pittsburgh Chinese Church Oakland

Existing 60sq. ft. wall mounted identification sign.

Variance: 919.03.N.2 maximum 12sq. ft. in sign face area permitted and 60sq. ft. requested

Appearsances
For Appellant:

Objectors:

Observers:
Date of Hearing: June 7, 2018
(continued from May 10, 2018)
Time of Hearing: 10:10
Zone Case 109 of 2018

1711 Bedford Ave

Zoning District: RM-M
Ward: 3
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Crawford-Roberts
Owner: Shondor Realty LLC
Applicant: Jack Williams

Third story addition and rooftop deck to existing structure for use as two family dwelling and alternatively new two story single family detached structure at rear (total 3 units on lot).

Variance: 914.02 one/two additional on-site parking spaces required

Variance: 903.03.C.2 minimum 1,800 sq. ft. lot size per unit required and 758 sq. ft. or 1,137 sq. ft. requested

minimum 25ft front setback required and 0ft requested (rooftop deck)

minimum 10ft interior side setback required and 0ft requested (addition, rooftop deck)

Variance: 911.02 three unit structure shall be contained in a single building

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: June 7, 2018  
Time of Hearing: 10:20  
Zone Case 121 of 2018  

625 Foreland St  

Zoning District: R1A-VH  
Ward: 23  
Council District: 1, Councilperson Darlene Harris  
Neighborhood: East Allegheny  
Applicant: Lucas Shaffer (prospective owner)  
Owner: Emlin Realty LLC  

Use of structure as laboratory/research (limited) with accessory office and continued use of second floor residential unit.  

Special Exception: 921.02.A.4 change form a one nonconforming use to another is a Special Exception  

Past Cases & Decisions: N/A  
Notes:  
Certificate of Occupancy 55278, dated 5/23/89, permitted occupancy “Automobile general repair tune up garage; second floor office space. No body and fender work”.  

Appearances  
For Appellant:  

Objectors:  

Observers:
**Date of Hearing:** June 7, 2018  
**Time of Hearing:** 10:30  
**Zone Case 123 of 2018**

424 S Fairmount St  

**Zoning District:** R3-M  
**Ward:** 8  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Friendship  
**Applicant:** Pampena Adelio & Rosalia  
**Owner:** Pampena Adelio & Rosalia

Continued use of structure as nine residential units.

**Variance/Review:** 911.02 review by the Zoning Board of Adjustment

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

**Notes:**  
Certificate of Occupancy 24848, dated 10/21/1971, permitted occupancy “3 story multiple family dwelling with 4 units & minor parking area for 4 cars”.

| **Appearances** |  
| For Appellant: |  
|  |  
| **Objectors:** |  
|  |  
| **Observers:** |  
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