## Division of Zoning and Development Review

**ZONING BOARD OF ADJUSTMENT HEARING AGENDA**  
**February 2, 2017**

<table>
<thead>
<tr>
<th>Date of Hearing:</th>
<th>February 2, 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Time of Hearing:</td>
<td>8:50</td>
</tr>
<tr>
<td>Zone Case 64 of 2017</td>
<td></td>
</tr>
</tbody>
</table>

6343 Penn Ave

<table>
<thead>
<tr>
<th>Zoning District:</th>
<th>HC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward:</td>
<td>11</td>
</tr>
<tr>
<td>Council District:</td>
<td>9, Councilperson Rev Ricky Burgess</td>
</tr>
<tr>
<td>Neighborhood:</td>
<td>East Liberty</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Custom Signs INC</td>
</tr>
<tr>
<td>Owner:</td>
<td>East Liberty Station Associates</td>
</tr>
</tbody>
</table>

New 8.44 sq. ft. canopy business ID sign for TRADER JOE’S (additional to existing signage).

**Variance:** 919.03.M.4(a)  
one business ID sign permitted per tenant and two signs requested

**Variance:** 919.03.M.4(d)  
the face of sign shall no project above or below the canopy  
shall not exceed 8” in height and 11” requested

**Appearances**
For Appellant:

Objectors:

Observers:
**Date of Hearing:** February 2, 2017  
**Time of Hearing:** 9:00  
**Zone Case 7 of 2017**

110 S 15th St

**Zoning District:** R1A-VH  
**Ward:** 17  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Side Flats  
**Applicant:** Front Studio Architects  
**Owner:** C&L Partners LP

Building renovation and third story addition, three story side addition to existing structure for use as three family dwelling with integral parking.

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

**Variance:** 903.03.E.2  
minimum 5ft exterior side setback required and 0ft requested  
minimum 15ft rear setback required and 0ft requested

**Past Cases & Decisions:**  
Various ZBA hearings.

**Notes:**  
Certificate of Occupancy 87223, dated 8/20/04, permitted occupancy “1500 sq. ft. on 1st and 2nd floors for operating Tuesday through Thursday from 9:00am until 8pm & Friday and Saturday from 9am until 6pm (one dwelling unit above to remain)”.

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**
Date of Hearing: February 2, 2017
Time of Hearing: 9:10
Zone Case 66 of 2017

4724 Hatfield St

Zoning District: R1A-VH
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Applicant: Konzier Joseph
Owner: Konzier Joseph

Rooftop deck for a single family dwelling.

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
**Date of Hearing:** February 2, 2017  
**Time of Hearing:** 9:20  
**Zone Case 67 of 2017**  

25 Norton St  

**Zoning District:** R2-H  
**Ward:** 19  
**Council District:** 2, Councilperson Theresa Kail-Smith  
**Neighborhood:** Mount Washington  
**Owner:** Friedman Judy G  
**Applicant:** Friedman Judy G

Four on-site parking spaces at rear of three family dwelling.

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

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

**Notes:**  
**Date of Hearing:** February 2, 2017  
**Time of Hearing:** 9:30  
**Zone Case 61 of 2017**

427 Catoma St

**Zoning District:** R1D-H  
**Ward:** 25  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** Fineview  
**Owner:** Ferderber Terra H  
**Applicant:** Ferderber Terra H

One car parking pad at front of single family dwelling.

**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: February 2, 2017
Time of Hearing: 9:40
Zone Case 280 of 2016

331 Olympia St

Zoning District: R1D-M
Ward: 19
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Mount Washington
Owner: Pinter Joshua D & Samantha J
Applicant: Pinter Joshua D & Samantha J

6ft privacy fence for single family dwelling at rear and along Virginia St, and up to 8ft retaining wall.

Variance: 903.03.C.2 minimum 30ft exterior side setback required and 0ft requested (fence)

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: February 2, 2017
Time of Hearing: 9:50
Zone Case 68 of 2017

1001 5th Ave

Zoning District: GT-E
Ward: 3
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Business District
Applicant: Reed Smith LLP
Owner: Sports and Exhibition Authority of Pittsburgh & Allegheny County

New ground sign for Peoples Gate.

Variance: 919.03.M.7(d)  three-sided sign requested
          919.01.K

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
ZBA 405 of 2016, applicant’s request for new wall mounted identification signs was approved.

Notes:
N/A
Date of Hearing: February 2, 2017
Time of Hearing: 10:00
Zone Case 65 of 2017

5705 Callowhill St

Zoning District: R2-L
Ward: 11
Council District: 7, Councilperson Deborah Gross
Neighborhood: Highland Park
Applicant: Karen & Abraham Glazer
Owner: Karen & Abraham Glazer

New four story two family detached structure with integral parking and rooftop deck.

Variance: 903.03.B.2 minimum 3,000 sq. ft. lot size per unit required and 2,400 sq. ft. requested
maximum height 3 stories permitted and 4 stories requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
ZBA 301 of 2016, the applicant’s request for new two story single family detached dwelling with integral parking was approved.

Notes:
N/A
Date of Hearing: February 2, 2017
Time of Hearing: 10:10
Zone Case 71 of 2017

237 Shaler St

Zoning District: R1A-H
Ward: 19
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Duquesne Heights
Applicant: Terrell William D JR
Owner: Terrell William D JR

New two story single family dwelling and 24'x20' one story detached garage at rear.

Variance: 903.03.D.2 minimum 5ft interior side setback required and 0ft (dwelling, garage) and 3ft (garage) requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
**Date of Hearing:** February 2, 2017  
**Time of Hearing:** 10:20  
**Zone Case 70 of 2017**

104 Sampsonia St

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<thead>
<tr>
<th>Zoning District:</th>
<th>R1A-VH</th>
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<tbody>
<tr>
<td>Ward:</td>
<td>25</td>
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<tr>
<td><strong>Council District:</strong></td>
<td>6, Councilperson R Daniel Lavelle</td>
</tr>
<tr>
<td><strong>Neighborhood:</strong></td>
<td>Central Northside</td>
</tr>
<tr>
<td><strong>Applicant:</strong></td>
<td>Meyer Todd L</td>
</tr>
<tr>
<td><strong>Owner:</strong></td>
<td>Meyer Todd L</td>
</tr>
</tbody>
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16’ x 23’ carport at rear of single family dwelling.

**Variance:** 903.03.E.2 minimum 5ft interior side setback required and 2ft requested

### Past Cases & Decisions:
N/A

### Notes:
N/A

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**Appearances**

For Appellant:

Objectors:

Observers:
Date of Hearing: February 2, 2017  
Time of Hearing: 10:30  
Zone Case 9 of 2017

7511 Rosemary Rd

Zoning District: R1D-L  
Ward: 14  
Council District: 9, Councilperson Rev Ricky Burgess  
Neighborhood: Point Breeze  
Applicant: National Apartment Leasing Company  
Owner: National Apartment Leasing Company

Two and one story front addition, 5’8” x 8’ front porch for single family dwelling.

Variance: 903.03.B.2 minimum 30ft front setback required and 10ft (addition) and 4ft (porch) requested

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

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** February 2, 2017  
**Time of Hearing:** 10:40  
**Zone Case 10 of 2017**

2200 E Carson St  

**Zoning District:** LNC  
**Ward:** 16  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Side Flats  
**Protestant’s Name:** South Allegheny Pittsburgh Restaurant Enterprises, LLC  
**Owner:** Khalil Realestate INC  

Protest appeal from the stop work order for the existing restaurant.

**Protest Appeal:** 923.02.B.1 appeal to the Zoning Board of Adjustment  
923.02.D Adjustment

<table>
<thead>
<tr>
<th>Past Cases &amp; Decisions:</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZBA 425 of 1984, Special Exception granted occupy portion of basement and 3-story structure for a restaurant and 1st floor with portion of basement used for storage, plus maximum of three video game machines, and five leasing parking spaces, 2nd and 3rd floors to remain vacant.</td>
</tr>
<tr>
<td>ZBA 324 of 1995, Special Exception granted for the occupancy of a portion of the sidewalk in front of an existing restaurant on the first floor of a three and four story structure as a sidewalk café enclosed with a 3ft high removable barrier as an accessory use to the existing restaurant.</td>
</tr>
</tbody>
</table>

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<thead>
<tr>
<th>Notes:</th>
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<tbody>
<tr>
<td>Certificate of Occupancy 425 of 1984, permitted occupancy &quot;Restaurant first floor and basement for storage plus maximum of three video game machines and five leasing parking at E Carson St and 23rd Street&quot;.</td>
</tr>
<tr>
<td>Certificate of Occupancy 50178, dated 10/21/1986, permitted occupancy &quot;First floor restaurant(see B.A. #425 of 1984);upper floor at 2200 E Carson St two dwelling units; upper floor at 2202 E Carson St two dwelling units; total of four dwelling units; fourth floor at 2202 E Carson St to remain sealed and vacant&quot;.</td>
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</tbody>
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