**Division of Zoning and Development Review**

**ZONING BOARD OF ADJUSTMENT**

**HEARING AGENDA**

**June 22, 2017**

| Date of Hearing: | June 22, 2017  
(continued from April 20, 2017) |
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<td>Time of Hearing:</td>
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<td>Zone Case 118 of 2017</td>
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355 Lehigh Ave

**Zoning District:** R2-M  
**Ward:** 7  
**Council District:** 8, Councilperson Daniel Gilman  
**Neighborhood:** Shadyside  
**Applicant:** Samuel Land CO  
**Owner:** Samuel Land CO

Lot subdivision, new 3 story two family structure with front porch and two car parking pad at rear.

**Variance:** 903.03.C.2  
minimum lot size 3,200 sq. ft. permitted and 2,752 sq. ft. (lot 2) requested

minimum lot size per unit 1,800 sq. ft. permitted and 1,376 sq. ft. (lot 2) and 1,083 sq. ft. (lot 1) requested

minimum 30ft front setback required and 11ft (porch 2) requested

minimum 5ft interior side setback required and 3ft (garage 1), 10” and 4’2”(parking lot 2), 3’ (porch 2) requested

**Appearances**

For Appellant:

Objectors:

Observers:

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

**Notes:**  
Certificate of Occupancy 45581, dated 12/7/1984, permitted occupancy  
"Multiple family dwelling with three dwelling units and a three car detached garage (third floor to remain sealed)".

City of Pittsburgh, Department of City Planning  
200 Ross Street, Third Floor  
Pittsburgh, Pennsylvania 15219
Date of Hearing: June 22, 2017
Time of Hearing: 9:00
Zone Case 231 of 2017

535 Liberty Ave

Zoning District: GT-C
Ward: 2
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Business District
Applicant: Advance Sign Co
Owner: Samalex Trust

9.3 sq. ft. canopy sign for the restaurant.

Variance: 919.03.M.7(e ) the face of sign shall not project above the canopy
shall not exceed 8” in height and 15” proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions: N/A
Notes: N/A
**Date of Hearing:** June 22, 2017  
**Time of Hearing:** 9:10  
**Zone Case 203 of 2017**

3364 Milwaukee St

**Zoning District:** R2-L  
**Ward:** 5  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Upper Hill  
**Applicant:** Smith Donald T Jr  
**Owner:** Smith Donald T Jr

Use of structure as assisted living class A.

**Special Exception:** 911.04.A.66 use as assisted living class A is a Special Exception in R2 zoning district

**Variance:** 911.04.A.66(a)(1) minimum 5,000 sq. ft. lot size permitted and 2,400 sq. ft. requested shall not be located in a building that is occupied by any other residential type of use

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

**Objectors:**

**Observers:**

**Past Cases and Decisions:**  
N/A  
**Notes:**  
N/A
Date of Hearing: June 22, 2017  
Time of Hearing: 9:20  
Zone Case 228 of 2017  

1640 Duffield St  

Zoning District: R1A-H  
Ward: 10  
Council District: 7, Councilperson Deborah Gross  
Neighborhood: Morningside  
Owner: Schrock Atlee Geiser Smith  
Applicant: Schrock Atlee Geiser Smith  

29' x 16'4” rear deck for single family dwelling.  

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

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

Appearances  
For Appellant:  

Objectors:  

Observers:
Date of Hearing: June 22, 2017
Time of Hearing: 9:30
Zone Case 214 of 2017

3059 Beechwood Blvd

Zoning District: R2-L, P
Ward: 14
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Squirrel Hill
Owner: Alona Kogos
Applicant: Alona Kogos

Addition to existing single family dwelling.

Variance: 903.03.B.2 minimum 30ft front setback required and 7'9” requested

Variance: 905.01.C.2 minimum 5ft interior side setback required and 4.5ft requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: June 22, 2017
Time of Hearing: 9:40
Zone Case 213 of 2017

111 9th St

Zoning District: GT-C
Ward: 2
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Business District
Applicant: School District of Pittsburgh
Owner: School District of Pittsburgh

Replacing the existing LED convenience information sign.

Review: 921.03.F.2 nonconforming sign may not be replaced by another nonconforming sign

Past Cases and Decisions:
N/A
Notes:
N/A
Date of Hearing: June 22, 2017  
(continued from May 25, 2017)  
Time of Hearing: 9:50  
Zone Case 195 of 2017  

380-386 Joncaire St  

Zoning District: R2-H  
Ward: 4  
Council District: 3, Councilperson Bruce Kraus  
Neighborhood: Central Oakland  
Applicant: San Lorenzo II LLC  
Owner: Spoltore Paschal H & Nancy L  

New two story two family dwellings with front on-site parking spaces—12 units.  

Variance: 903.03.D.2  
minimum 15ft exterior side setback required and 2.5ft requested (unit 12, parking pad 12)  
minimum 15ft front setback required and 10ft (units 11,12), 0ft (parking pads) requested  
minimum 15ft rear setback required and 7ft requested  

Variance: 926-10.129  
at least one frontage upon a street required  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions:  
N/A  
Notes:  
N/A
Date of Hearing: June 22, 2017
Time of Hearing: 10:00
Zone Case 220 of 2017

524 N Taylor Ave

Zoning District: R1A-VH
Ward: 22
Council District: 1, Councilperson Darlene Harris
Neighborhood: Central Northside
Applicant: Kennedy Justin F X
Owner: Kennedy Justin F X

Use of first floor as an art studio and event space.

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

Review: 919.01.F sign identifying nonconformity

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  June 22, 2017
Time of Hearing:   10:10
Zone Case 227 of 2017

179 43rd St

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

Use of first floor as an art studio and a restaurant.

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
Certificate of Occupancy 29547, dated 1/6/1976, permitted occupancy “1st floor, artificial flower shop, 2nd floor, one dwelling unit, and 3rd floor, one dwelling unit”.

Certificate of Occupancy 29547, dated 1/6/1976, permitted occupancy “1st floor, artificial flower shop, 2nd floor, one dwelling unit, and 3rd floor, one dwelling unit”.
Two story addition to existing structure and use of building as elementary school (limited).

Special Exception: 911.04.A.63 use as elementary school (limited) is a Special Exception in R1D zoning district
**Date of Hearing:** June 22, 2017  
**Time of Hearing:** 10:30  
**Zone Case 229 of 2017**

7340 Frankstown Ave

**Zoning District:** RM-M  
**Ward:** 13  
**Council District:** 9, Councilperson Rev Ricky burress  
**Neighborhood:** Homewood South  
**Applicant:** Community Hope Center INC  
**Owner:** SD Transit INC

Use of portion of structure as community center (limited).

**Special Exception:** 911.04.A.4 use as community center(limited) is a Special Exception in RM zoning district

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

**Objectors:**

**Observers:**
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7340 Butler St(82-H-1-0-2)

**Zoning District:** P  
**Ward:** 11  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Highland Park  
**Applicant:** Kolano Design  
**Owner:** City of Pittsburgh

New pylon 48 sq. ft. identification sign with a 28 sq. ft. LED sign for Pittsburgh Zoo.

**Special Exception:** 919.03.P  all major public destination facility electronic signs shall be review by the ZBA

**Variance:** 919.03.P.5(a) major public destination facility electronic signs shall not be located within 100 ft of or be primary directed towards rivers, parks, City Designated Historic Districts, or properties within a residential or public realm zoning district, sign located within Highland Park

**Variance:** 919.03.P.5(b) major public destination facility signs shall be attached to the facility or an associated structure such as a parking garage or located on-site within 30 ft of such facility, sign not attached to facility or located within 30 ft of facility

**Appearances**

For Appellant:

Objectors:

Observers:

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

**Notes:** N/A