Date of Hearing:  July 26, 2018
Time of Hearing:  9:00
Zone Case 175 of 2018

6476 Monitor St

Zoning District:  R1D-L
Ward:  14
Council District:  5, Councilperson Corey O’Connor
Neighborhood:  Squirrel Hill
Applicant:  Alvarez Beatriz E
Owner:  Alvarez Beatriz E

Front porch enclosure.

Variance:  903.03.B.2  minimum 30ft front setback required and 27ft requested

minimum 5ft interior side setback required and 2ft requested

Past Cases & Decisions:  N/A
Notes:  N/A
Date of Hearing: July 26, 2018
Time of Hearing: 9:10
Zone Case 167 of 2018

302 Camfield St

Zoning District: R1D-L
Ward: 18
Council District: 4, Councilperson Anthony Coghill
Neighborhood: Bon Air
Applicant: Stubenbort Daniel B & Cynthia L
Owner: Stubenbort Daniel B & Cynthia L

New detached deck around the existing pool.

Variance: 903.03.B.2 minimum 30ft exterior side setback required and 13ft requested

Past Cases and Decisions:
N/A

Notes:
N/A

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: July 26, 2018
Time of Hearing: 9:20
Zone Case 176 of 2018

1600 Smallman St

Zoning District: UI
Ward: 2
Council District: 7, Councilperson Deborah Gross
Neighborhood: Strip District
Owner: Keicher Bros Enterprises
Applicant: Clifford B Levine

Redevelopment of existing structure.

Variance: 906.02.F.2(b) substantial improvement to existing structure requires space below the lowest floor to be dry floodproofed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A
Date of Hearing: July 26, 2018
Time of Hearing: 9:30
Zone Case 174 of 2018

1206 Brighton Rd

Zoning District: LNC
Ward: 22
Council District: 1, Councilperson Darlene Harris
Neighborhood: Central Northside
Owner: Riggs Marshall & Wendy
Applicant: Riggs Marshall & Wendy

Two existing wall business ID signs.

Variance: 919.03.M.5(a) maximum 80sq. ft. in sign face area permitted

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

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  July 26, 2018  
Time of Hearing:  9:40  
Zone Case 177 of 2018  
1720 Tustin St  
Zoning District:  UPR-B  
Ward:  1  
Council District:  6, Councilperson R Daniel Lavelle  
Neighborhood:  Uptown  
Applicant:  Mark Shannon  
Owner:  Guidice Janine  

Addition to existing single family home.  

Variance:  908.04.C.2.j  
continuous pedestrian sidewalk 10ft wide and 5ft clear path shall be provided; existing sidewalk to remain  

Variance:  908.04.D.2.d  
minimum height in the Uptown Public Ream –B is 20ft  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions:  
N/A  
Notes:  
N/A
Date of Hearing: July 26, 2018  
Time of Hearing: 9:50  
Zone Case 178 of 2018

435(433) Fort Pitt Blvd  

Zoning District: GT-C  
Ward: 1  
Council District: 6, Councilperson R Daniel Lavelle  
Neighborhood: Downtown  
Applicant: Alpha Direct Marketing DBA  
Owner: Forza Fort Pitt INC

New 155 sq. ft. and 60 sq. ft. projecting business ID signs.

**Variance: 919.03.M.7(c)**  
maximum 78.7 sq. ft. in sign face area permitted and 151.82 sq. ft. requested (high wall signs limited to 2% of façade)

**Variance: 919.03.M.8**  
maximum 9 sq. ft. in sign face area permitted and 60 sq. ft. requested  
projecting signs limited to 12 inches into row, 3 ft proposed

**Variance: 919.03.M.7(a)**  
sign mounted above 40 ft above grade

**Appearances**
For Appellant:

Objectors:

Observers:

Past Cases and Decisions: N/A

Notes: N/A
Date of Hearing: July 26, 2018
Time of Hearing: 10:00
Zone Case 166 of 2018

6411 Railroad St (Butler St)

Zoning District: GI
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Morningside
Applicant: Anthony Sosso
Owner: Marlene A Curley & Urbash LLC

Existing 192 sq. ft. wall business ID sign.

Variance: 919.03.M.6 maximum 80 sq. ft. in sign face area permitted and 192 sq. ft. requested

Past Cases and Decisions:
N/A

Notes:
Certificate of Occupancy 61235, dated 9/19/91, permitted occupancy “One story structure for storage and recycling tires”.

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: July 26, 2018
Time of Hearing: 10:10
Zone Case 181 of 2018

2100 Smallman St(9-D-200)

Zoning District: UI
Ward: 2
Council District: 7, Councilperson Deborah Gross
Neighborhood: Strip District
Applicant: Clifford B Levine
Owner: URA of Pittsburgh

Redevelopment of existing structure.

Variance: 906.02.I variance from a flood plan requirements

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: July 26, 2018
Time of Hearing: 10:30
Zone Case 163 of 2018

5850 Forward Ave

Zoning District: LNC, RM-M
Ward: 14
Council District: 5, Councilperson Corey O’Connor
Neighborhood: Squirrel Hill South
Applicant: David Tkackik
Owner: 3 KATZ Crew LP

Accessory parking for commercial uses.

Variance: 912.04.A 30ft front setback required and 0ft requested
Variance: 918.02.B 200 sq. ft. of landscaping required for parking lot, 0sq. ft. requested
Variance: 918.03.B off-street parking areas shall be screened from adjacent public right-of-way; no screening requested

Appearances
For Appellant:

Objectors:

Observers: