**Division of Zoning and Development Review**

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**Date of Hearing:** August 23, 2018  
**Time of Hearing:** 9:00  
**Zone Case 202 of 2018**

501 Grant St

**Zoning District:** GT-A  
**Ward:** 2  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Central Business District  
**Applicant:** Buchanan Ingersoll & Rooney PC  
**Owner:** DIV 501 Grant Limited Partnership

New 48.75 sq. ft. projecting sign.

**Variance:** 919.03.M.8(d)(ii) a maximum of 9 sq. ft. per side of sign face area, and 48.75 sq. ft. requested

**Variance:** 919.03.M.8(d)(i) for each street-level business one sign shall be permitted for each façade of a street structure facing a street

**Appearances**

For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A
Date of Hearing: August 23, 2018
Time of Hearing: 9:10
Zone Case 201 of 2018

4603 Stanton Ave

Zoning District: R1D-L
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Stanton Heights
Applicant: Dave Chrzan
Owner: City of Pittsburgh

Install new equipment yard for communications facility.

Variance: 912.04.A required front setback for accessory structure is 30ft, 17ft requested

Variance: 912.04.C required exterior side setback for accessory structure is 30ft, 7ft requested

Variance: 912.04.F required separation of accessory structure from primary building is 3'; 0’ requested

Variance: 925.06.A.2 maximum fence height within required front and exterior side setback is 4; 8' requested fences within required front and exterior side setbacks must be open, closed fence requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: August 23, 2018
Time of Hearing: 9:20
Zone Case 195 of 2018

2050 Liberty Ave

Zoning District: UI
Ward: 2
Council District: 7, Councilperson Deborah Gross
Neighborhood: Strip District
Owner: Buncher Company
Applicant: Accell Sign Group, INC

New business ID signs for AUDI.

Variance: 919.03.M.6 (a) maximum 80sq. ft. in sign face area permitted and 270.78sq.ft. and 183.2sq. ft. requested

maximum 40ft height above grade permitted

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  August 23, 2018
Time of Hearing:  9:30
Zone Case 200 of 2018

4604 Monongahela St

Zoning District:  R1D-H
Ward:  15
Council District:  5, Councilperson Corey O’Connor
Neighborhood:  Hazelwood
Owner:  URA of Pittsburgh
Applicant:  Krish Pandya

Conversion of existing structure to restaurant (limited) and construction of side and rear additions.

Variance:  911.02 restaurant(limited) is not a permitted use in the R1D zone

Variance:  912.04.C minimum parking exterior side setback is 15’, 0’ requested

Special Exception:  916.02.A.1(c ) minimum 15’ interior side setback required, 5’ requested

Special Exception:  916.04.B minimum setback for dumpsters from residential zoned property is 30’, 5’6” requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: August 23, 2018
Time of Hearing: 9:40
Zone Case 180 of 2018

1149 Admiral St

Zoning District: R1D-M
Ward: 24
Council District: 1, Councilperson Darlene Harris
Neighborhood: Spring Hill-City View
Applicant: Soltesz Benjamin R & Megan M
Owner: Soltesz Benjamin R & Megan M

Use of 8’x15’ storage shed on parcel 47-r-230 as accessory to two – story single family dwelling located at 1149 Admiral St (parcel 47-R-284).

Variance: 903.03.C.2    minimum 30ft front setback required
Variance : 912.01.D     must located on the same zoning lot as the primary use

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** August 23, 2018  
**Time of Hearing:** 9:50  
**Zone Case 206 of 2018**  
1609-1613 E Carson St  
**Zoning District:** LNC  
**Ward:** 17  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Side Flats  
**Applicant:** Jesse Gidley  
**Owner:** Carson Dev Co LLC

Change of use for levels 2-4 to multi-unit residential with interior and exterior renovations.

**Variance:** 904.02.C  
maximum FAR is 2:1; proposed is FAR 4.68:1  
maximum lot coverage is 90%, proposed is 97% coverage

**Variance:** 914.10.A  
minimum required is one loading space, proposed is zero loading spaces

**Appearances**  
For Appellant:

Objectors:

Observers:
Date of Hearing:  August 23, 2018
Time of Hearing:  10:00
Zone Case 207 of 2018

620 Second Ave/Try St, parcel 2-J-260

Zoning District:  currently UI, pending GT-C
Ward:  1
Council District: 6, Councilperson  R Daniel Lavelle
Neighborhood:  Downtown
Applicant:  Robert Dower  
Owner:  DIV 620 Second Ave LLC

Renovation of existing 10-story building for use as Multi-Family Residential (208 units) with 16 parking spaces (formerly Multi-Suite Residential (140 units) with 11 parking spaces).

Special Exception:  911.02  use as Multi-Unit Residential in the UI District

Variance:  914.02.A  51 car parking spaces required for additional units; 5 additional parking spaces provided

Variance:  914.09.H.2  maximum 40% of spaces can be compact parking; All spaces, except required Accessible Spaces, are proposed as compact (14 of 16)

Variance:  Code Section (pending) 904.07.C.4 & 5(from Council Bill 2017-2264) in UI District, new residential developments of over 20 dwelling units shall provide a minimum of 30% affordable housing units and shall include a housing impact analysis for the site and surrounding areas

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: August 23, 2018
Time of Hearing: 10:10
Zone Case 208 of 2018

2323-25 Sidney St

Zoning District: R1A-VH
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Mooney John T & Veronica
Owner: Mooney John T & Veronica

Continued use of structure as three family dwelling.

Variance/Review: 911.02 review of continued use as three family dwelling

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions: N/A

Notes:
Certificate of Occupancy 71462, dated 4/29/96, permitted occupancy “Three story two family dwelling (duplex with one dwelling unit at each address).
**Date of Hearing:**  August 23, 2018  
**Time of Hearing:**  10:20  
**Zone Case 209 of 2018**

1537 Beechview Ave

**Zoning District:**  R1D-M  
**Ward:**  19  
**Council District:**  4, Councilperson Bruce Kraus  
**Neighborhood:**  Beechview  
**Applicant:**  Walker Victoria S  
**Owner:**  Walker Victoria S

New one story detached garage at rear of single family dwelling.

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

**Variance:**  912.04.B  
minimum 5ft rear setback required and 0ft requested

**Appearances**

For Appellant:

Objectors:

Observers:

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

**Notes:**  N/A