Division of Zoning and Development Review

Division of Zoning and Development Review
ZONING BOARD OF ADJUSTMENT HEARING AGENDA November 15, 2018

Date of Hearing: November 15, 2018
Time of Hearing: 9:00
Zone Case 264 of 2018

Boundary St (28-H-271)

Zoning District: R2-H
Ward: 4
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Central Oakland
Applicant: Greg Peterson
Owner: Perfectal Holding LLC

Subdivide lots and build 7 new townhomes.

Variance: 903.03.D.2
minimum lot size 1,800sq. ft. required
and 1,080sq. ft. requested
minimum 15ft front setback required
and 6ft proposed
minimum 15ft rear setback required
and 5ft proposed
minimum interior side yard setback
5ft required for primary and
accessory structures, 3ft and 0ft
proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

City of Pittsburgh, Department of City Planning
200 Ross Street, Third Floor
Pittsburgh, Pennsylvania 15219
Date of Hearing: November 15, 2018  
Time of Hearing: 9:10  
Zone Case 226 of 2018  

4805 5th Ave  

Zoning District: EMI  
Ward: 14  
Council District: 8, Councilperson Erika Strassburger  
Neighborhood: Squirrel Hill  
Applicant: Warren Associates  
Owner: Carnegie Mellon University  

Two new 547 sq. ft. and 825 sq. ft. wall mounted signs.  

Variance: 919.03.M.3(a)  maximum 80sq. ft. in sign face area permitted and 547 sq. ft. and 825 sq. ft. requested  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions:  
N/A  

Notes:  
N/A
Date of Hearing: November 15, 2018
Time of Hearing: 9:20
Zone Case 282 of 2018

1605 5th Ave

Zoning District: UPR-A
Ward: 3
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Crawfords-Roberts
Owner: Three Center Independent Oil Real Estate LP
Applicant: Three Center Independent Oil Real Estate LP

LED pricing panel for gas service station.

Variance/Review: 919.03.O.3  electronic non-advertising sign in UPR-A zoning district

Past Cases & Decisions:
N/A

Notes:
N/A

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** November 15, 2018  
**Time of Hearing:** 9:30  
**Zone Case 265 of 2018**

5452 Black St

**Zoning District:** R3-M  
**Ward:** 11  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** Garfield  
**Owner:** Bloomfield – Garfield Corporation  
**Applicant:** Brian Gaudio

New 3 story two family detached dwelling with front porch, rear deck and shed.

**Variance:** 903.03.C.2  
minimum lot size 3,200 sq. ft. permitted and 2,923 sq. ft. requested

minimum 1,800 sq. ft. lot size per unit required and 1,461 sq. ft. requested

minimum 30ft front setback for accessories required (porch)

minimum 5ft interior side setback required

**Variance:** 914.02.A  
2 on-site parking spaces required

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

**Objectors:**

**Observers:**

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

**Notes:**
N/A
Date of Hearing: November 15, 2018  
Time of Hearing: 9:40  
Zone Case 268 of 2018

6344 Aurelia St

Zoning District: R2-M  
Ward: 7  
Council District: 8, Councilperson Erika Strassburger  
Neighborhood: Shadyside  
Applicant: Nordquist Charles  
Owner: Nordquist Charles

Second story addition to existing garage.

Variance: 912.04.E  
maximum height 15ft / one story permitted and 2 story/20ft height requested

Variance: 903.03.C.2  
minimum 5ft interior side setback permitted and 1ft requested

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 87869, dated 2/4/2005, permitted occupancy “Three story, three family dwelling with new 20ft x 23ft, one story, 2 car garage plus one parking stall in rear yard”.

Appearances

For Appellant:

Objectors:

Observers:
Date of Hearing: November 15, 2018
Time of Hearing: 9:50
Zone Case 279 of 2018

247 Fisk St

Zoning District: R1A-H
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Protestant’s Name: Rebecca Altes
Owner: Williams Stephen B & Tara U

Protest Appeal to building permit 18-B-02886.

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

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: November 15, 2018
Time of Hearing: 10:00
Zone Case 278 of 2018

1809 Hethlon St/Wittman St

Zoning District: R1D-L
Ward: 20
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Westwood
Applicant: Schempp William T
Owner: Schempp William T

40' x 12' deck accessory to single family dwelling, as one lot.

Variance: 903.03.B.2 minimum 30ft front setback required and 0ft requested
minimum 30ft exterior side setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: November 15, 2018
Time of Hearing: 10:10
Zone Case 269 of 2018

3501 Bethoven St

Zoning District: R2-H
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Polish Hill
Applicant: Weaver Quint R
Owner: Weaver Quint R

6ft high privacy fence on Finland St side.

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions: N/A
Notes: N/A
Date of Hearing: November 15, 2018
Time of Hearing: 10:20
Zone Case 270 of 2018

3923,3925,3927 Woolslayer Way

Zoning District: R1A-H
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lower Lawrenceville
Applicant: Sharone Cohen
Owner: KGTG LLC

Lots subdivision.

Variance: 903.03.D.2 minimum 1,800 sq. ft. lot size permitted
and 1,250 sq. ft. requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions: N/A
Notes: N/A
Date of Hearing: November 15, 2018
Time of Hearing: 10:30
Zone Case 276 of 2018
1001-1035 5th Ave

Zoning District: SP-11
Ward: 3
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Business District
Applicant: Victoria Becker
Owner: Sports and Exhibition Authority of Pittsburgh and Allegheny County

New high wall sign (364 sq. ft.)

Variance: 909.01.R.5(h)(ii) and 919.03.M.7(c)
  high Wall Signs shall now exceed face area of 40 SF
  or 2% of exposed façade area, whichever is larger;
  Proposed is 364 SF in addition to the 469 SF
  existing High Wall Sign, totaling 9.21% of the 9,000
  SF south façade

  high Wall Signs are limited to 4 per building;
  proposed is a 5th sign to be placed beneath the
  existing south façade sign

Appearances
For Appellant:

Objectors:

Observers:

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

Notes:
N/A