**ZONING BOARD OF ADJUSTMENT HEARING AGENDA**  
May 23, 2019

**Date of Hearing:** May 23, 2019  
**Time of Hearing:** 9:00

**Zone Case 122 of 2019**

6955 Thomas Blvd

**Zoning District:** R1D-L  
**Ward:** 14  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** Pont Breeze  
**Applicant:** Kyle Irwin  
**Owner:** Jennings Heather H & Kenneth R

Lot subdivision, use of lots as single family dwellings.

**Variance:** 903.03.B.2  
minimum lot size 5,000sq.ft. permitted

minimum 30ft rear setback required

minimum 30ft front setback required

and 0ft requested for lot2

minimum 5ft interior side setback required

**Variance:** 914.02  
one on-site parking space required

**Variance:** 926-11.129  
at least one frontage upon a street required

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

**Notes:**  
N/A

**Appearances**  
For Appellant:

Objectors:

Observers:
<table>
<thead>
<tr>
<th><strong>Date of Hearing:</strong></th>
<th>May 23, 2019</th>
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<tbody>
<tr>
<td><strong>Time of Hearing:</strong></td>
<td>9:10</td>
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<tr>
<td><strong>Zone Case 123 of 2019</strong></td>
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7140 Meade St

<table>
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<tr>
<th><strong>Zoning District:</strong></th>
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<td><strong>Ward:</strong></td>
<td>14</td>
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<tr>
<td><strong>Council District:</strong></td>
<td>9, Councilperson Rev Ricky Burgess</td>
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<td><strong>Neighborhood:</strong></td>
<td>Point Breeze North</td>
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<tr>
<td><strong>Applicant:</strong></td>
<td>JLA Properties LP</td>
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<tr>
<td><strong>Owner:</strong></td>
<td>JLA Properties LP</td>
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</tbody>
</table>

Continued use of structure as three family dwelling.

| **Variance/Review:** | 911.02 use of 3 family not permitted in R1D zoning district |

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

**Notes:**
N/A

**Appearances**
For Appellant:

Objectors:

Observers:
Date of Hearing:  May 23, 2019  
Time of Hearing:  9:20  
Zone Case 131 of 2019

900 Art Rooney Ave (7-M-76,8-J-30,8-E-10,8-J-20)

Zoning District:  RIV-NS  
Ward:  22  
Council District:  1,Councilperson Darlene Harris  
Neighborhood:  North Shore  
Owner:  Sports & Exhibition Authority of Pittsburgh  
Applicant:  PSSI Stadium LLC

Protest Appeal of the Zoning Administrator’s April 2, 2019 determination that proposed interior alterations to seating at Heinz Field constitute a roof “Sign” under the City of Pittsburgh Zoning Code and/or that the proposed alterations are not an interior “Sign” that is exempt from sign requirements for location and size of signs pursuant to section 919.03.A of the Code.

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

Appearances
For Appellant:

Objectors:

Observers:
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<thead>
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<td><strong>Time of Hearing:</strong></td>
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<td><strong>Zone Case 129 of 2019</strong></td>
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<td>5529 Columbo St</td>
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<td><strong>Zoning District:</strong></td>
<td>R2-H</td>
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<td><strong>Ward:</strong></td>
<td>11</td>
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<td><strong>Council District:</strong></td>
<td>9,Councilperson Rev Ricky Burgess</td>
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<tr>
<td><strong>Neighborhood:</strong></td>
<td>Garfield</td>
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<tr>
<td><strong>Owner:</strong></td>
<td>Warfield Darrell M</td>
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<tr>
<td><strong>Applicant:</strong></td>
<td>Warfield Darrell M</td>
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</tbody>
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Use of structure as two family dwelling.

**Variance:** 903.03.D.2  minimum lot size per unit 1,800sq. ft. permitted and 1,675sq. ft. requested

**Variance:** 914.02  one additional on-site parking space required

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

Objectors:

Observers:
Date of Hearing: May 23, 2019  
Time of Hearing: 9:40  
Zone Case 130 of 2019  

5947 Penn Ave  

**Zoning District:** UNC  
**Ward:** 11  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** East Liberty  
**Applicant:** MARGAUX  
**Owner:** Eldevco Associates  

Reuse of existing building first floor as office and restaurant.  

**Variance:** 914.02 .A  
3 on-site parking spaces required and one loading space, 0 car parking proposed, and use of one on-street loading space(existing)  

**Appearances**  
For Appellant:  

Objectors:  

Observers:  

**Past Cases and Decisions:**  
N/A  
**Notes:**  
N/A
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<tr>
<td><strong>Time of Hearing:</strong></td>
<td>9:50</td>
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<tr>
<td><strong>Zone Case 134 of 2019</strong></td>
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<tr>
<td>2613 Mount Royal Rd</td>
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<td><strong>Zoning District:</strong></td>
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<td><strong>Ward:</strong></td>
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<td><strong>Council District:</strong></td>
<td>5, Councilperson Corey O'Connor</td>
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<tr>
<td><strong>Neighborhood:</strong></td>
<td>Squirrel Hill</td>
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<tr>
<td><strong>Applicant:</strong></td>
<td>Piacentini Richard V</td>
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<tr>
<td><strong>Owner:</strong></td>
<td>Piacentini Richard V</td>
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</tbody>
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Carport for single family dwelling.

**Variance:** 905.01.C  minimum 30ft front setback required and 15ft requested

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

**Notes:** N/A
Date of Hearing: May 23, 2019
Time of Hearing: 10:00
Zone Case 133 of 2019

329 Blvd of the Allies

Zoning District: GT-C
Ward: 1
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Business District
Applicant: Renewal INC
Owner: Renewal INC

Use of structure as community home.

Special Exception: 911.04.A.84 use of community home is a Special Exception in GT zoning district

Appeances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** May 23, 2019  
**Time of Hearing:** 10:10  
**Zone Case 135 of 2019**

1428 High St  

**Zoning District:** UI  
**Ward:** 24  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** Spring Garden  
**Applicant:** Warehousehouse LLC  
**Owner:** Warehousehouse LLC

Use of structure as single family dwelling with accessory art studio.

**Variance:** 911.04.A.69  
use as single family dwelling is not permitted in UI zoning district

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

**Notes:**  
N/A
Date of Hearing:  May 23, 2019
Time of Hearing:  10:20
Zone Case 138 of 2019

701 Hazelwood Ave

Zoning District: R1D-H
Ward: 15
Council District: 5, Councilperson Corey O’Connor
Neighborhood:  Greenfield
Applicant:  William Wenchell
Owner:  Cochrane Tanis A & William C

New construction of 2 story structure for use Animal Care (general) with accessory parking area.

Variance: 911.02  animal care(general) is not permitted in R1D zone

Variance: 903.03.D  the minimum front setback is 15’, 6’ requested

the minimum interior side setback is 5’,2.49’ requested

Variance: 912.04  the minimum front setback for accessory parking is 15’, 9’6” requested

Variance: 914.06.A  1 van accessible parking space required, 0 requested

Special Exception: 916.02.A.1.c the minimum interior side setback is 15’, 2.49’ requested

Variance: 925.06.F  the minimum setback when provided

3’, 2.49’ requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: May 23, 2019
Time of Hearing: 10:30
Zone Case 136 of 2019

620 Second Ave, parcels 2-J-260,2-P-101

Zoning District: GT-C
Ward: 1
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Business District
Applicant: DIV 620 Second Ave LLC
Owner: DIV 620 Second Ave LLC

Three new temporary real estate signs for apartment building.

Variance: 919.03.F.2 (a) maximum face area 12sq. ft. permitted and 444sq. ft. and 680sq. ft requested

Appearances
For Appellant:

Objectors:

Observers: