**Division of Zoning and Development Review**

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<th>ZONING BOARD OF ADJUSTMENT</th>
<th>HEARING AGENDA</th>
<th>September 19, 2019</th>
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**Date of Hearing:** September 19, 2019  
**Time of Hearing:** 9:00  
**Zone Case 197 of 2019**

2409 Shady Ave

**Zoning District:** R2-L  
**Ward:** 14  
**Council District:** 5, Councilperson Corey O’Connor  
**Neighborhood:** Squirrel Hill  
**Owner:** Board of Public Education  
**Applicant:** Moshier Studio

50 sq. ft. ground mounted identification sign replacing the existing sign.

**Variance:** 919.03.N.2(a)  
maximum 12sq. ft. in sign face area permitted

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

**Notes:**
Certificate of Occupancy 76379, dated 9/17/98, permitted occupancy "60sq. ft. school identification single face illuminated ground sign with even reader board (5’ high x 12’ wide)".

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

**Objectors:**

**Observers:**
**Date of Hearing:** September 19, 2019  
**Time of Hearing:** 9:10  
**Zone Case 198 of 2019**

315-317 N St Clair St

**Zoning District:** R2-M  
**Ward:** 11  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** East Liberty  
**Applicant:** Becky Cole  
**Owner:** ELDI Real Estate LLC

Two new 3 story detached dwellings with tandem integral parking, 5ft retaining walls, front porch, rear decks and HVAC units.

**Variance:** 903.03.C.2  
minimum 3,200sq. ft. lot size required, and 2,400sq. ft. proposed  
minimum 30ft front setback required and 23ft requested  
minimum 30ft rear setback required and 25ft requested  
minimum 5ft interior side setback required and 3ft for condensers requested

**Appearances**

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A
**Date of Hearing:** September 19, 2019  
**Time of Hearing:** 9:20  
**Zone Case 199 of 2019**

709 Penn Ave

**Zoning District:** GT-C  
**Ward:** 2  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Central Business District  
**Owner:** Pellegrini Charles  
**Applicant:** Alex Backeris

Existing 36sq. ft. projecting business ID sign.

**Variance:** 919.03.M.8  
maximum 9sq. ft. in sign face area permitted and 36sq. ft. requested  
minimum 10ft height above grade permitted and 9’8” requested  
shall extend no more than 4ft from the building or 2/3 of the width of the sidewalk

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

**Objectors:**

**Observers:**
**Date of Hearing:** September 19, 2019  
**Time of Hearing:** 9:30  
**Zone Case 200 of 2019**

1119 N Saint Clair St

**Zoning District:** R2-M  
**Ward:** 11  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Highland Park  
**Owner:** Vitaly Penkovsky  
**Applicant:** Vitaly Penkovsky

Use of structure as two family dwelling.

**Variance:** 914.02  one additional parking space required

**Appearances**

For Appellant:

**Objectors:**

**Observers:**

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

**Notes:**
N/A
Date of Hearing: September 19, 2019
Time of Hearing: 9:40
Zone Case 201 of 2019

Liberty Ave/33rd St, 25-D-264,280,25-H-62,50,54

Zoning District: UI, H
Ward: 6,8
Council District: 7, Councilperson Deborah Gross
Neighborhood: Polish Hill, Bloomfield
Applicant: Shawn Gallagher
Owner: RCH Pittsburgh LLC

Renovation of a warehouse into 47,000 sq. ft. of office, the development of vacant land into 274 residential units, and construction of 270 parking spaces.

Special Exception: 904.07.C.3   additional height in the UI above 4 stories/60ft

Special Exception: 911.02          use of multi-unit residential within the UI district

Review: 904.07.C               building placement and relevant setbacks within the UI district

Appearances
For Appellant:

Objectors:

Observers:

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