



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

October 10, 2019

Date of Hearing: October 10, 2019

Time of Hearing: 9:00

Zone Case 204 of 2019

606 Liberty Ave

Zoning District: GT-A

Ward: 2

Council District: 6, Councilperson R Daniel Lavelle

Neighborhood: Central Business District

Owner: MC 606 Pittsburgh LLC

Applicant: Accel Sign Group

Installation of illuminated 12.5sq. ft. projecting business ID sign.

Variance: 903.03.M.8

maximum 9sq. ft. in sign face area
permitted and 12.5 sq. ft. requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 1 of 2019, applicant's
request for installation of
36sq. ft. projecting sign
denied without prejudice.

Notes:

N/A

Date of Hearing: October 10, 2019

Time of Hearing: 9:10

Zone Case 203 of 2019

820 E Ohio St

Zoning District: NDI

Ward: 23

Council District: 1, Councilperson Darlene Harris

Neighborhood: East Allegheny

Applicant: Signstat

Owner: ARRAKIS LLC

Install (1) 35.52 sq ft Internally Illuminated Monument Sign, (1) 143.60 sq ft Internally Illuminated Wall Sign at a height of 81'- 1 7/16" and (1) 98 sq ft Internally Illuminated Wall Sign at a height of 75'-5 5/16".

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

maximum 40ft height above grade permitted and 81-1 7/16 and 75'-5 5/16" requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: October 10, 2019
Time of Hearing: 9:20
Zone Case 205 of 2019

514 W Jefferson St parcel 23-F-80

Zoning District: H
Ward: 25
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Northside
Owner: Casale Jerry M & Amy
Applicant: Jerry Casale

Construct seven new single family attached dwellings with integral parking and rooftop decks.

Special Exception: 911.02.A.69 Special Exception for use of single family attached dwellings

Variance: 911.04.A.69.a.1 slopes exceed 30%

Variance: 911.04.A.69.b existing vegetation shall not be more than 10%, or 2,400sq. ft. cleared

Variance: 915.02.A.1.d top and bottom of the cut or filled slopes shall be located no less than 5ft from any property line, street, building, parking area, or other developed area

Variance: 905.02.C height not to exceed 40ft/3 stories
maximum area of disturbance exceeds 50% of lot area on all lots

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: October 10, 2019
Time of Hearing: 9:30
Zone Case 206 of 2019

748 N Negley Ave

Zoning District: RM-M
Ward: 11
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: East Liberty
Owner: Costello Properties LLC
Applicant: Nathan Hart

Use of 3 story structure as multi-unit residential with 14 units, seven integral parking spaces, three exterior parking spaces at rear, and 8 bicycle parking spaces in garage.

Variance: 903.03.C.2 minimum 1,800sq. ft. lot size per unit required, 694sq.ft. requested

Variance: 912.04.C minimum 5ft interior side setback required and 0ft requested for trash enclosure

Variance: 912.04.B minimum 2ft rear setback required and 0ft requested for trash enclosure

Variance: 916.04.B minimum dumpster setback from residential zoned property is 30ft, 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: October 10, 2019

Time of Hearing: 9:40

Zone Case 207 of 2019

Neff St (444-446 William St), parcels 4-L-191,192

Zoning District: P

Ward: 19

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: Mount Washington

Applicant: Matt Stookey and Joe Casey

Owner: PGH Developers LLC

New construction of two single unit detached dwellings.

Variance: 905.01.C

minimum required front setback is
30ft, 5ft requested

minimum required side setback is 5ft,
3ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: October 10, 2019

Time of Hearing: 9:50

Zone Case 192 of 2019

5503 Margareta St

Zoning District: R2-H

Ward: 11

Council District: 9, Councilperson Rev Ricky Burgess

Neighborhood: Garfield

Applicant: EcoCraft Homes INC

Owner: Nortman Randall C & McClain Jill E

One car parking pad for single family dwelling.

Variance: 903.03.D.2

minimum 5ft interior side setback
required and 1ft requested

minimum 15ft front setback required
and 5ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: October 10, 2019

Time of Hearing: 10:00

Zone Case 208 of 2019

77 31st St

Zoning District: RIV-IMU

Ward: 6

Council District: 7, Councilperson Deborah Gross

Neighborhood: Strip District

Applicant: David Hall

Owner: North River Pittsburgh I LLC

Flood proof the corner of the building instead of demolishing or flood proofing the entire building.

Variance: 906.02.F.2(b)1 for commercial buildings in the floodplain, where any portion of the building is in the 1 percent chance annual floodplain (AE) zone, the entire building must be flood proofed (or elevated). Request for only the portion in the AE floodplain to be flood proofed.

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: October 10, 2019

Time of Hearing: 10:20

Zone Case 210 of 2019

666 Boggs Ave

Zoning District: R1D-H

Ward: 19

Council District: 4, Councilperson Anthony Coghill

Neighborhood: Mount Washington

Applicant: Christine Sabatini

Owner: Christine Sabatini

Continued use of structure as two family dwelling.

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: October 10, 2019

Time of Hearing: 10:30

Zone Case 213 of 2019

100 Art Rooney Ave

Zoning District: RIV-NS

Ward: 23

Council District: 1, Councilperson Darlene Harris

Neighborhood: N Shore

Applicant: Shawn Gallagher

Owner: Sports & Exhibition Authority Of Pittsburgh

Five new nonadvertising signs for Heinz Field.

Variance: 919.03.M.7 (b) maximum in sign face area 200sq.ft.
permitted and 260sq. ft. requested

Variance: 919.03.M.7(e) face of sign shall not above the canopy
or marquee, 4'10" (sign 3) and 1' 9"
(sign 4) is requested

Special Exception: 919.03.P Special Exception for major public
destination facility electronic signs

Variance: 919.03.P(e) more than one electronic sign on
major public destination facility
requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A
