### 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 12.5 sq. ft. projecting business ID sign.

**Variance:** 903.03.M.8  
maximum 9 sq. ft. in sign face area permitted and 12.5 sq. ft. requested

**Past Cases & Decisions:**  
ZBA 1 of 2019, applicant’s request for installation of 36 sq. ft. projecting sign denied without prejudice.

**Notes:**  
N/A

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**Appearances**

For Appellant:

Objectors:

Observers:
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

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 Margaretta 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:
**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:**
**Date of Hearing:** October 10, 2019  
**Time of Hearing:** 10:10  
**Zone Case 211 of 2019**

5732 Ellsworth Ave

**Zoning District:** LNC  
**Ward:** 7  
**Council District:** 8, Councilperson Erika Strassburger  
**Neighborhood:** Shadyside  
**Applicant:** Howard Graves  
**Owner:** Sams Frederick D & Judith B

New construction of three story mixed use building.

<table>
<thead>
<tr>
<th><strong>Variance</strong></th>
<th>Description</th>
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</thead>
</table>
| 904.02.C     | Minimum rear setback is 20’, 10’ requested  
maximum FAR is 2:1, 2.54:1 requested |
| 914.02.A     | Minimum off-street parking required is 6 spaces, 0 spaces requested |
| 914.10.A     | Minimum off-street loading spaces required is 1, no spaces requested |

**Special Exception:** 916.02.A.2(b) minimum residential compatibility  
rear setback is 15’, 10’ requested  
916.02.A.2(c) minimum residential compatibility interior side setback is 15’, 0’ requested

**Appearances**
- For Appellant:

- Objectors:

- Observers:

**Past Cases and Decisions:**  
ZBA 80 of 2019, applicant’ request for new construction of 3 story mixed use building was denied without prejudice to submit a revised site plan.

**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

Appearsances
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: