**Division of Zoning and Development Review**

**ZONING BOARD OF ADJUSTMENT**  
**HEARING AGENDA**

**Date of Hearing:** December 12, 2019  
**Time of Hearing:** 9:00  
**Zone Case 256 of 2019**

1212 Madison Ave

**Zoning District:** NDO  
**Ward:** 23  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** East Liberty  
**Applicant:** Brendan Lucas  
**Owner:** Klein Family Limited Partnership (THE)

Two new wall mounted business identification signs for self-storage facility.

**Variance:** 919.03.M.5(a)  
maximum 80 sq. ft. in sign face area permitted and 239 sq. ft. and 241 sq. ft. requested

maximum sign height 20 ft permitted and 62.5 ft and 70.5 ft requested

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

**Notes:** N/A

**Appearances**

**For Appellant:**

**Objectors:**

**Observers:**
Date of Hearing: December 12, 2019
Time of Hearing: 9:10
Zone Case 252 of 2019
4837 Blackberry Way

Zoning District: R1A-VH
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Applicant: John Edward Porter
Owner: Longshore RE LLC

Construction of new single family dwelling.

**Variance:** 903.03.E.2  minimum 5ft front setback required and 0ft requested
minimum 15ft rear setback required and 10ft requested

**Variance:** 925.06.C  minimum 3ft interior side setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** December 12, 2019  
**Time of Hearing:** 9:20  
**Zone Case 253 of 2019**

2545 Penn Ave

**Zoning District:** RIV-IMU  
**Ward:** 2  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Strip District  
**Owner:** HW PENN AVE LLC  
**Applicant:** Kristi Lucas

Two new wall mounted identification signs.

**Variance:** 919.03.M.5(a)  
maximum height above grade 20ft permitted and 59'3” and 55'2” requested

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**

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

**Notes:**
N/A
Date of Hearing: December 12, 2019  
Time of Hearing: 9:30  
Zone Case 255 of 2019  
105 40th St  
Zoning District: RIV-IMU  
Ward: 9  
Council District: 7, Councilperson Deborah Gross  
Neighborhood: Central Lawrenceville  
Owner: Techmill 41 LP  
Applicant: Bill Sittig

New 272.125 sq. ft. wall mounted business ID sign.

Variance: 919.03.M.5.a  
maximum 80 sq. ft. in sign face area permitted and 272.125 sq. ft. requested  
maximum height 20 ft above grade permitted and 58’ 1 ¼” requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:  
N/A

Notes:  
N/A
Date of Hearing: December 12, 2019  
Time of Hearing: 9:40  
Zone Case 249 of 2019  

Cliff St (site A), parcels 9-M-131,133,137  

Zoning District: RM-M  
Ward: 3  
Council District: 6, Councilperson R Daniel Lavelle  
Neighborhood: Crawford Roberts  
Applicant: Shivam Mathur  
Owner: Housing Authority City of Pittsburgh  

New construction of four single unit attached dwellings.  

Variance: 903.03.C.2  
minimum interior side setback is 10', and 6' requested  
minimum rear setback is 25', and 17' requested  
minimum lot size is 3,200sq. ft., and 1,613.64sq. ft. requested  
minimum lot size per unit is 1,800sq. ft., and 1,613.64sq. ft. requested  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions:  
N/A  
Notes:  
N/A
Date of Hearing: December 12, 2019  
Time of Hearing: 9:50  
Zone Case 257 of 2019  

Cliff St (site A-1), parcels 9-M-143,146,147  

Zoning District: RM-M  
Ward: 3  
Council District: 6, Councilperson R Daniel Lavelle  
Neighborhood: Crawford Roberts  
Applicant: Shivam Mathur  
Owner: Housing Authority City of Pittsburgh  

New construction of three single unit attached dwellings.  

Variance: 903.03.C.2  
minimum interior side setback is 10’, and 6’ requested  
minimum rear setback is 25’, and 12’ requested  
minimum front setback is 25’, and 19’ requested  
minimum lot size is 3,200sq. ft., and 1,327sq. ft. requested  
minimum lot size per unit is 1,800sq. ft., and 1,327sq. ft. requested  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions:  
N/A  

Notes:  
N/A
Date of Hearing: December 12, 2019
Time of Hearing: 10:00
Zone Case 254 of 2019

Cassatt St (site C), parcel 9-M-246

Zoning District: RM-M
Ward: 3
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Crawford Roberts
Applicant: Shivam Mathur
Owner: Housing Authority City of Pittsburgh

New construction of one single unit attached dwelling.

Variance: 903.03.C.2 minimum interior side setback is 10’, and 7’ requested

minimum front setback is 25’, and 15’ requested

minimum exterior side setback is 25’, and 4’ requested

Variance: 914.02.A minimum off-street parking spaces required is one space

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: December 12, 2019
Time of Hearing: 10:10
Zone Case 258 of 2019
Bedford Ave (site C-1), parcels 9-M-251, 251A

Zoning District: RM-M
Ward: 3
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Crawford Roberts
Applicant: Shivam Mathur
Owner: Housing Authority City of Pittsburgh

New construction of two single unit attached dwellings.

Variance: 903.03.C.2  minimum interior side setback is 10', and 2' requested

minimum rear setback is 25', and 14’ 6” requested

minimum front setback is 25’, and 5’ 6” requested

minimum exterior side setback is 25’, and 2’ requested

minimum lot size is 3,200sq. ft., and 1,101.75sq. ft. requested

minimum lot size per unit is 1,800sq. ft., and 1,101.75sq. ft. requested

Variance: 914.02.A  minimum off-street parking space required is one space

Appearsnces
For Appellant:

Objectors:

Observers: