**Division of Zoning and Development Review**

<table>
<thead>
<tr>
<th>ZONING BOARD OF ADJUSTMENT</th>
<th>HEARING AGENDA</th>
<th>January 16, 2020</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Hearing held at 200 Ross Street, first floor</td>
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</tbody>
</table>

**Date of Hearing:** January 16, 2020  
**Time of Hearing:** 9:00  
**Zone Case 23 of 2020**

1204 Grandview Ave

**Zoning District:** GPRC  
**Ward:** 19  
**Council District:** 2, Councilperson Theresa Kail-Smith  
**Neighborhood:** Mt Washington  
**Applicant:** Alex Backeris  
**Owner:** David Matesic

Demolition of existing structure and construction of new three story single family dwelling with integral parking.

**Variance:** 908.02.C.3  
minimum side yard setback shall be not less than 3ft, 6" requested

**Variance:** 912.04.C  
minimum side setback for accessory deck is 3ft, 8" requested

**Appearances**

For Appellant:

Objectors:

Observers:

Past Cases & Decisions: N/A

Notes: N/A
### Date of Hearing:
January 16, 2020

### Time of Hearing:
9:10

### Zone Case 11 of 2020

4232 Lydia St

### Zoning District:
R1D-H

### Ward:
15

### Council District:
5, Councilperson Corey O’Connor

### Neighborhood:
Greenfield

### Owner:
Czypinski Sarah & Michael

### Applicant:
Czypinski Sarah & Michael

### New single family dwelling.

### Variance:
914.02.A minimum one onsite parking space required

### Past Cases and Decisions:
N/A

### Notes:
N/A
Date of Hearing: January 16, 2020
Time of Hearing: 9:20
Zone Case 14 of 2020

100 Art Rooney Ave

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

New canopy business ID sign for Heinz Field.

Variance: 919.03.M.7(e) sign shall not project above or below the canopy, 3'3'' above the canopy sign proposed

Special Exception: 919.03.P Special Exception for Public Destination Facility signs

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
ZBA 213 of 2019, applicant’s request for five new non-advertising signs for Heinz Field was Approved in part and Denied in part.

Notes:
N/A
**Date of Hearing:** January 16, 2020  
**Time of Hearing:** 9:30  
**Zone Case 15 of 2020**

402 Knox Ave

**Zoning District:** R1D-H  
**Ward:** 18  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** Allentown  
**Owner:** Rogers Beth  
**Applicant:** Ray Hepp

New 22'x15'8'' front deck.

**Variance:** 903.03.D.2  
minimum 15ft front setback required  
and 0ft requested  
minimum 5ft interior side setback  
required and 2ft requested

**Appearances**
For Appellant:

Objectors:

Observers:

| Past Cases and Decisions: | N/A |
| Notes: | N/A |
Date of Hearing: January 16, 2020
Time of Hearing: 9:40
Zone Case 17 of 2020

1825 Centre Ave

Zoning District: RM-M, LNC
Ward: 3
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Crawford-Roberts
Applicant: Naomi Williams
Owner: Hill House Association

Construction of a 3,473 sq. ft. one story addition.

Special Exception: 921.02.A.1 expansion of a Community Center nonconforming use in RM-M zone

Special Exception: 914.07.D.2 Special Exception for an alternative access and parking plan to reduce the number of required off-street parking spaces from 37 to 23

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: January 16, 2020
Time of Hearing: 9:50
Zone Case 13 of 2020

4501 Butler St

Zoning District: LNC
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Applicant: Alex Yingling
Owner: Zagas Michael L

Construct 80 sq. ft. addition to existing restaurant (limited).

Special Exception: 911.04.A.57 use as restaurant (general) is a Special Exception in the LNC zone

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions: N/A
Notes: N/A
**Date of Hearing:** January 16, 2020  
**Time of Hearing:** 10:00  
**Zone Case 16 of 2020**  

640 Science St  

**Zoning District:** R1D-M  
**Ward:** 18  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** Allentown  
**Applicant:** Robert Steele  
**Owner:** Bailey Park Phase III Associates LP  

Construction of new 4 story one unit detached dwelling with rooftop deck and two car integral garage.  

**Variance:** 903.03.C.2  
maximum height 40ft/3 stories permitted and 4 stories requested  

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

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**Appearances**  
For Appellant:  

Objectors:  

Observers:
**Date of Hearing:** January 16, 2020  
**Time of Hearing:** 10:10  
**Zone Case 21 of 2020**  
134 S 19th St  

**Zoning District:** R1A-VH  
**Ward:** 17  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Side Flats  
**Applicant:** Aloisio Matthew P  
**Owner:** Aloisio Matthew P

Continued use of structure as two family dwelling.

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

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

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| **Objectors:** |

| **Observers:** |
**Date of Hearing:** January 16, 2020  
**Time of Hearing:** 10:20  
**Zone Case 22 of 2020**

214 S Craig St

**Zoning District:** OPR-B  
**Ward:** 4  
**Council District:** 8, Councilperson Erika Strassburger  
**Neighborhood:** North Oakland  
**Applicant:** Ryan Indovina  
**Owner:** Lerdisuwanrut Jennifer and Ya Fen Wu

New construction of six story mixed use building with integral parking.

**Variance:** 908.03.D.2(c ) maximum lot coverage is 90%, 92% requested  
maximum FAR is 4:1, 4.9:1 requested

**Special Exception:** 908.03.D.2(f ) building height between 60' and 85' is a Special Exception in OPR-B zone

**Variance:** 914.02.A minimum required off street parking is 30spaces, 11 spaces requested

**Variance:** 914.10.A minimum required off street loading is 2 spaces, 0 requested

**Appearances**  
For Appellant:

Objectors:

Observers: