



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

January 10, 2019

**Date of Hearing:** January 10, 2019

**Time of Hearing:** 9:00

**Zone Case 1 of 2019**

606 Liberty Ave

**Zoning District:** GT-A

**Ward:** 2

**Council District:** 6, Councilperson R Daniel Lavelle

**Neighborhood:** Central Business District

**Applicant:** Accel Sign Group

**Owner:** MC 606 Pittsburgh LLC

36sq. ft. projecting sign.

**Variance:** 919.03.M.8

maximum 9sq. ft. in sign face area  
permitted and 36sq. ft. requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** January 10, 2019  
**Time of Hearing:** 9:10  
**Zone Case 2 of 2019**

6111 Rodman St

**Zoning District:** R1A-H

**Ward:** 11

**Council District:** 9, Councilperson Rev Ricky Burgess

**Neighborhood:** East Liberty

**Applicant:** Accel Sign Group

**Owner:** Rodman Baptist Church

LED ground sign for church.

**Variance :** 919.03.O.3      electronic non-advertising signs are not permitted in R1A zoning district

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** January 10, 2019  
**Time of Hearing:** 9:20  
**Zone Case 3 of 2019**

512 Suismon St

**Zoning District:** R1A-VH  
**Ward:** 23  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** East Allegheny  
**Owner:** City of Pittsburgh  
**Applicant:** Robert Baumbach

New three story single family attached dwelling with rooftop deck and rear deck.

**Variance:** 903.03.E.2      minimum 5ft front setback required and 0ft requested for rooftop deck

minimum 5ft interior side setback required and 0ft requested for accessories

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

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** January 10, 2019

**Time of Hearing:** 9:30

**Zone Case 4 of 2019**

525 Mt Pleasant Rd

**Zoning District:** R1D-L

**Ward:** 26

**Council District:** 1, Councilperson Darlene Harris

**Neighborhood:** Northview Heights

**Owner:** Housing Authority City of Pittsburgh

**Applicant:** Fukui Architects PC

One story accessory structure for storage.

**Variance:** 912.04.B                      maximum height 15ft permitted and 30ft requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** January 10, 2019

**Time of Hearing:** 9:40

**Zone Case 5 of 2019**

183 34<sup>th</sup> St

**Zoning District:** UI

**Ward:** 6

**Council District:** 7, Councilperson Deborah Gross

**Neighborhood:** Lower Lawrenceville

**Applicant:** Thompson Chad

**Owner:** Thompson Chad

6ft high privacy fence for single family dwelling.

**Variance:** 904.07.C

minimum 10ft interior side setback  
required and 0ft requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** January 10, 2019

**Time of Hearing:** 9:50

**Zone Case 6 of 2019**

5203 Wickliff St

**Zoning District:** R1A-VH

**Ward:** 10

**Council District:** 7, Councilperson Deborah Gross

**Neighborhood:** Upper Lawrenceville

**Applicant:** Saunders Cinque

**Owner:** Saunders Cinque

Up to 10ft high privacy fence.

**Variance:** 903.03.E.2

minimum 5ft setback required and 0ft requested

Appearances

For Appellant:

Objectors:

Observers:

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

**Notes:**

N/A

**Date of Hearing:** January 10, 2019

**Time of Hearing:** 10:00

**Zone Case 21 of 2019**

Brereton St and Dobston St 25-M-98,99,100

**Zoning District:** LNC

**Ward:** 6

**Council District:** 7, Councilperson Deborah Gross

**Neighborhood:** Polish Hill

**Applicant:** Mike Gwin

**Owner:** Pittsburgh Housing Development Corporation

Demolition existing buildings. New construction of 8 attached single family homes.

**Variance:** 904.02.C                      minimum rear setback in the LNC is 20ft

maximum FAR is 2:1, proposed for lot 5  
is 2.2121:1

**Variance:** 914.02.A                      minimum parking for a single unit  
residence is one space (total of 8  
spaces required), proposed is zero  
parking spaces

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** January 10, 2019

**Time of Hearing:** 10:10

**Zone Case 8 of 2019**

1613 EL Paso St

**Zoning District:** R1D-L

**Ward:** 10

**Council District:** 7, Councilperson Deborah Gross

**Neighborhood:** Stanton Heights

**Applicant:** Pruszyński Christine M

**Owner:** Pruszyński Christine M

Two story rear addition to single family dwelling.

**Variance:** 903.03.B.2

minimum 30ft rear setback required  
and 18ft requested

minimum 5ft interior side setback  
required and 4.5ft requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A



**Date of Hearing:** January 10, 2019

**Time of Hearing:** 10:20

**Zone Case 9 of 2019**

7511 Rosemary Rd

**Zoning District:** R1D-VL

**Ward:** 14

**Council District:** 9, Councilperson Rev Ricky Burgess

**Neighborhood:** Point Breeze

**Applicant:** J Francis Company, LLC

**Owner:** National Apartment Leasing Company

One story front addition to single family dwelling.

**Variance:** 903.03.A.2

minimum 30ft front setback required  
and 9.97ft requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

ZBA 9 of 2017, applicants request for two and one story front addition was approved, 5'8"x8' front porch was denied.

Order of Court of Commons Pleas of Allegheny County, Pennsylvania, the decision of ZBA was reversed.

**Notes:**

N/A

<p> <b>Date of Hearing:</b> January 10, 2019  <b>Time of Hearing:</b> 10:30  <b>Zone Case 24 of 2019</b> </p> <p>3718 Butler St</p> <p> <b>Zoning District:</b> LNC  <b>Ward:</b> 6  <b>Council District:</b> 7, Councilperson Deborah Gross  <b>Neighborhood:</b> Lower Lawrenceville  <b>Applicant:</b> Tom Frank  <b>Owner:</b> Burnell Derek E &amp; Jessica Z         </p> <p>New construction of accessory structure and dumpster enclosure for existing restaurant.</p> <p> <b>Special Exception:</b> 916.04.B minimum required setback for dumpster from residentially zoned property is 30', 0' requested         </p> <p> <b>Variance:</b> 912.04.B      minimum required rear setback for accessory structures (dumpster and overhang) is 5', 0' requested         </p> <p> <u>Appearances</u>          For Appellant:       </p> <p>Objectors:</p> <p>Observers:</p>	<p><b>Past Cases &amp; Decisions:</b></p> <p>N/A</p> <p><b>Notes:</b></p> <p>N/A</p>
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**Date of Hearing:** January 10, 2019  
(continued from December 13, 2018)

**Time of Hearing:** 10:40

**Zone Case 300 of 2018**

229 Yardley Way & 227 Caron St

**Zoning District:** R1A-H

**Ward:** 7

**Council District:** 8, Councilperson Erika Strassburger

**Neighborhood:** Shadyside

**Applicant:** Carol Kortanek

**Owner:** Frangoulis Michael I Jr

Lots reconfiguration.

**Variance:** 903.03.D.2      minimum 1,800 sq. ft. lot size permitted  
and 1,400 sq. ft. requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** January 10, 2019

**Time of Hearing:** 10:50

**Zone Case 30 of 2019**

2000 Technology Dr

**Zoning District:** SP-1

**Ward:** 4

**Council District:** 6, Councilperson R Daniel Lavelle

**Neighborhood:** South Oakland

**Applicant:** The Silk & Stewart Development Group

**Owner:** Tech drive Partners LLC

Additional 37 parking spaces to existing parking lot.

**Special Exception:** 921.02.A.1 expansion of a nonconforming use  
is a Special Exception

**Variance:** 921.02.A.1(a) limit of enlargement is 15%

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

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