



**Division of Development Administration and Review**

City of Pittsburgh, Department of City Planning

200 Ross Street, Third Floor

Pittsburgh, Pennsylvania 15219

**ZONING BOARD OF ADJUSTMENT**

**HEARING AGENDA**

**July 21, 2011**

**Date of Hearing:** July 21, 2011

**Time of Hearing:** 9:00

**Zone Case 121 of 2011**  
2112-2114 E. Carson St.

**Zoning District:** LNC

**Ward:** 16<sup>th</sup>

**Council District:** 3, Councilperson Bruce Kraus

**Neighborhood:** Southside Flats  
Emily Dritz – Owner / Applicant

Re-installation of a projecting business ID sign

**Special Exception:** 919.04.B.2.C

Projecting signs shall  
be a max of 9 sq. ft.  
per side and 26.5 sq.  
ft. per side requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

**Notes:**

**Date of Hearing:** July 21, 2011

**Time of Hearing:** 9:10

**Zone Case 156 of 2011**

619 Collins Ave.

**Zoning District:** R1A-H

**Ward:** 11<sup>th</sup>

**Council District:** 9, Councilperson Burgess

**Neighborhood:** East Liberty

Soptoshi Penn Ltd. - Owner / Applicant

Continuation of a 2 story 2 family dwelling with two car parking stalls in the rear

**Variance:** 911.02

Use of 3 story, 2 family dwelling with 2 parking pads in the rear

**Variance:** 903.03.D.2

Lot size 1800 sq. ft. required and 1750 sq. ft. requested

**Variance:** 903.03.D.2

5' interior side set back required and 0' requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

**Notes:**

**Date of Hearing:** July 21, 2011

**Time of Hearing:** 9:20

**Zone Case 122 of 2011**

648 Maryland Ave.

**Zoning District:** R2-M

**Ward:** 7<sup>th</sup>

**Council District:** 8, Councilperson William Peduto

**Neighborhood:** Shadyside

Chuck Gianakas – Owner/Applicant

Remove existing garage and rebuild 2 car detached garage with rooftop deck and lower deck with roof between garage and 2 ½ story structure

**Variance:** 903.03.C.2

Interior side yard setback  
5' required and 0'

**Variance:** 903.03.C.2

Rear yard setback 30'  
required and 0' requested

**Variance:** 912.04.E

Accessory structure not to  
exceed 15' or one story –  
rooftop deck over  
detached garage

**Variance:** 903.03.C.2

Use of 6' fence on the  
exterior side yard – 30' set  
back required and 0'  
requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

**Notes:**

**Date of Hearing:** July 21, 2011

**Time of Hearing:** 9:30

**Zone Case 123 of 2011**

6104 Bryant St.

**Zoning District:** R1D-M

**Ward:** 11<sup>th</sup>

**Council District:** 7, Councilperson Patrick Dowd

**Neighborhood:** Highland Park

Laverne Lair Sochats, Esq. - Owner / Applicant

11' x 22' side porch with roof and 4' x 8' elevated walkway at front of 2 ½ story single family dwelling

**Variance:** 903.03.C.2

Front setback 30' required, 1' requested for walkway; 8' requested for garage

**Variance:** 903.03.C.2

Interior side yard setback 5' required and 0' requested for one car garage

**Variance:** 903.03.C.2

Rear yard setback 30' required and 17' requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

**Notes:**

**Date of Hearing:** July 21, 2011

**Time of Hearing:** 9:40

**Zone Case 124 of 2011**

1610 Walz St.

**Zoning District:** R1A-H

**Ward:** 24<sup>th</sup>

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

**Neighborhood:** Deutschtown

Richard A. Valorie - Owners/Applicant

Insulation and drywall and front door to 1 story portion of existing 1 and 2 story structure

**Variance:** 911.02

Use not permitted in R1A-H zone; Use 2976 sq. ft. as Grocery Store (Ltd.) for sale of staple good and other basic necessities

**Variance:** 914.02.A

Parking 1 per 500 sq. ft. over 2400 sq. ft. and 0 spaces requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

**Notes:**

**Time of Hearing:** 9:50

**Zone Case 160 of 2011**  
600 Commonwealth Place

**Zoning District:** GT-D

**Ward:** 2<sup>nd</sup>

**Council District:** 6, Councilperson Lavelle

**Neighborhood:** Downtown  
Ken Wolfe - Owners/Applicant

Replacement of an existing high wall business ID sign (From Hilton to Wyndham)

**Special Exception:** 921.02.A.4.E      351 sq. ft. business ID sign; Change of design of a non-conforming use; business ID high wall above the parapit

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

**Notes:**

**Date of Hearing:** July 21, 2011

**Time of Hearing:** 10:00

**Zone Case 125 of 2011**

3454 Forbes Ave.

**Zoning District:** OPR-C

**Ward:** 4<sup>th</sup>

**Council District:** 6, Councilperson Lavelle

**Neighborhood:** Oakland

William R. Miller – Owner/Applicant

One 90.46 sq. ft. internally illuminated business ID wall sign at front and one 163.6 sq. ft. double sided internally illuminated project business ID sign at northwesterly corner of ten story structure

**Variance:** 919.03.M.3

Wall signs not to exceed 80 sq. ft.; 90.46 sq. ft. requested

**Variance:** 919.03.M.8(d)(ii)

Projecting sign max 9 sq. ft. and 163.60 sq. ft. requested

**Variance:** 919.03.M.8(d)(iii)

Projecting sign shall project no more than 4' from building front and 5.5' requested; no more than 10' above grade and 60' above grade requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

**Notes:**

**Date of Hearing:** July 21, 2011

**Time of Hearing:** 10:10

**Zone Case 145 of 2011**

2408 Jane St.

**Zoning District:** R1A-VH

**Ward:** 16<sup>th</sup>

**Council District:** 3, Councilperson Bruce Kraus

**Neighborhood:** Southside Flats

Dennis Huet – Owners/Applicant

Erect 2, Single family attached dwellings with 2 car integral garages

**Variance:** 903.03.E

Interior side yard set back  
5' required and 1'  
requested

**Variance:** 903.03.E

Lot size 1200 sq. ft.  
required and 849 sq. ft.  
and 1025 sq. ft. requested

**Variance:** 903.03.E

Rear yard set back 15'  
required and 11' 3" and 2'  
5" requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

**Notes:**

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**Date of Hearing:** July 14, 2011

**Time of Hearing:** 10:20

**Zone Case 106 of 2011**

1885 Saw Mill Run Blvd

**Zoning District:** HC

**Ward:** 32nd

**Council District:** 4, Councilperson Natalia Rudiak

**Neighborhood:** Overbrook

Daniel Smithbower – Owners/Applicant

Reconstruction of a non-conforming use

**Special Exception:** 921.03.C.2

Reconstruction of a nonconforming use (Adult Entertainment) is a special exception in a HC zoning district

Appearances

For Appellant:

Objectors:

Observers: