



Division of Development Administration and Review

City of Pittsburgh, Department of City Planning

412 Boulevard of the Allies, Second Floor

Pittsburgh, Pennsylvania 15219

ZONING BOARD OF ADJUSTMENT

Date of Hearing: June 12, 2025
Date of Decision: July 15, 2025

Zone Case: 70 of 2025
Address: 2601 Chartiers Avenue
Lot and Block: 41-D-135
Zoning Districts: UI
Ward: 20
Neighborhood: Crafton Heights

Application: BDA-2024-05752

Variance	Section 904.07.C	10' exterior side yard setback required; 0' requested
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Appearances:

Applicant: Philip Karanovich

Observing: Sanford Stevenson

Findings of Fact:

1. The Subject Property is located at 2601 Chartiers Avenue in a UI (Urban Industrial) District in Crafton Heights.
2. The Subject Property has a unique trapezoidal shape, with frontages on Chartiers Avenue, Dubois Street and Greenway Drive. Idola Way is along the rear of the site. The area of the parcel is approximately 24,500 sf.
3. A 2-story brick warehouse building on the property was recently demolished. That structure extended to the Greenway Drive Idola Way property lines, with 0' setbacks.
4. The Applicant proposes to construct on the property a one-story building that would be used as a dentist office. Like the warehouse building that was demolished, the proposed structure would extend to the Greenway Drive and Idola Way property lines, with 0' setbacks.
5. The Applicant explained that the shape of the Subject Property is a unique characteristic that precludes strict compliance with the Code, and that the proposed 0' exterior side setback on Greenway Drive is necessary to provide space for parking to support the proposed dentist office use.

6. The Applicant asserted that the proposed setbacks would be consistent with the warehouse building, and would not have a significant impact on surrounding properties.

7. Sanford Stevenson, the owner of the property located at 60 Greenway Drive appeared at the hearing to express concerns about traffic on Idola Way, but did not have specific concerns about the proposed exterior side setback.

8. No one appeared at the hearing to oppose the request.

Conclusions of Law:

1. The Applicant requests a variance from the exterior side setback requirement from Section 904.07.C.

2. The Applicant presented credible evidence that the shape of the Subject Property is a unique condition, and that the location of the proposed dentist office would be within the footprint of the former warehouse building that was demolished and would not have significant impacts on surrounding properties.

3. Consistent with the evidence and testimony presented, and the applicable legal standards governing dimensional variances, the Board concludes that approval of the request is appropriate.

Decision: The Applicant's request for a variance from 904.07.C to construct a structure with a 0' exterior side setback, for the intended use for a dentist office, is hereby APPROVED.

s/Alice B. Mitinger
Alice B. Mitinger, Chair

s/Lashawn Burton-Faulk
LaShawn Burton-Faulk

s/ John J. Richardson
John J. Richardson

Note: Decision issued with electronic signatures, with the Board members' review and approval.