



Division of Zoning and Development 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: May 21, 2026
Date of Decision: June 16, 2026

Zone Case: 56 of 2026
Address: 320 Cedarhurst Street
Lot and Block: 15-M-131
Zoning Districts: R2-H
Ward: 18
Neighborhood: Beltzhoover

Request: Ground Sign for Multi-Unit Residential Building

Application: BDA-2026-01015

Review/Variances	Sections 919.01.F/919.03.N.2	Sign identifying non-conforming use/Identification signs not otherwise regulated
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Appearances:

Applicant: Brian Almeter

In support: Bruce Kraus

Findings of Fact:

1. The Subject Property is located at 320 Cedarhurst Street in an R2-H (Residential Two-Unit High Density) District in Beltzhoover.
2. The 2-story building on the Subject Property was previously used as the Beltzhoover Elementary School.
3. In Zone Case No. 53 of 2022, the Board approved a use variance to allow the renovation of the former elementary school building for a housing for the elderly use with 24 units.
4. The Applicant now proposes to install a ground sign to identify the building and the residential/housing for the elderly use.
5. The location proposed for the sign would be on the front property line on Cedarhurst Street, with a 0' front setback. The location for the sign was selected because of the proximity of the building to the front property line and to allow the sign to be reasonably visible in the context of the site.

6. As proposed, the dimensions of the sign would be 6' by 3' (18 sf), and it would contain the text "Dr. Louis A. Venson Lofts."
7. The sign would be externally illuminated with a light that would be installed within the ground sign structure.
8. The proposed size of the sign would be the minimum that would allow it to be sufficiently visible for wayfinding purposes in the context of the site.
9. The Applicant explained that the sign is necessary to identify the residential building in the context of the site.
10. The Applicant explained that the property immediately across Cedarhurst Street from the former school building and the site of the proposed sign is vacant, and asserted that the sign would not have any impact on nearby residential properties.
11. Bruce Kraus, who was formerly the Councilperson for the area and who supported the use variance for the housing for the elderly use, appeared at the hearing to support the request for the sign.
12. The Beltzhoover Consensus Group submitted a letter of support for the request.
13. No one appeared at the hearing to oppose the request.

Conclusions of Law:

1. Section 919.03.N.2 describes the permitted identification signage for various residential uses, including multi-unit residential uses and housing for the elderly uses, and provides that identification signage is permitted in any district where those uses are permitted, provided that the area of the identification sign does not exceed 12 sf and that it is set back at least 5' from any lot line.
2. Code Section 919.01.F allows the Board to review and approve signs that identify nonconforming uses
3. With its decision in Zone Case No. 53 of 2022, the Board approved the use of the site for the housing for the elderly use. Because it was approved with a use variance, the housing for the elderly use is not a "legally nonconforming use" on the Subject Property. The Board did determine, however, that the housing for the elderly use is permitted on the Subject Property, which is generally consistent with the language of Section 919.03.N and the recognition of the need for identification signage for multi-unit residential and housing for the elderly uses.
4. Although the proposed sign would exceed the 12 sf area and 5' setback provisions in Section 919.03.N.2, the Applicant presented credible evidence to demonstrate that the 18 sf sign face area proposed is the minimum that would allow the sign to be visible in the context of property and that the 0' front setback proposed is consistent with the setback of the existing building and other features of the site and is the only location that would allow the sign to be reasonably visible.

5. The Board concludes that the proposed sign is necessary to allow for appropriate identification of the housing for the elderly use and for wayfinding in the context of the site and its proposed size and location will not have a detrimental impact on nearby residential properties.

Decision: The Applicant's request for dimensional variances from Section 919.03.N to allow an 18 sf ground sign with a 0' front setback to identify the approved housing for the elderly use on the Subject Property 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.