



City of Pittsburgh, Department of City Planning
200 Ross Street, Third Floor
Pittsburgh, Pennsylvania 15219

Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

August 6, 2020

Board meetings will be hosted on Zoom and streamed on YouTube Live on the [Pittsburgh City Planning YouTube](#) page. To join the Zoom webinar, use the link: <https://us02web.zoom.us/j/85171125255> or call 301-715-8592 with Webinar ID: 851 7112 5255. If you are not planning to testify, please watch the YouTube Live stream to allow those testifying to be able to join the meeting.

Information about each agenda item is available on the [Virtual Zoning Board of Adjustment](#) page. To provide public comment, you can:

- Join the virtual meeting and use raise hand function to request to speak.
- Call into the meeting on your phone and use the raise hand function to request to speak by pressing *9. If you wish to provide testimony this way, please register in advance by emailing zoningboard@pittsburghpa.gov to ensure that you are provided time to speak.

Zoning Board of Adjustment notices are online at <https://pittsburghpa.gov/dcp/notices>.

Date of Hearing: August 6, 2020

Time of Hearing: 9:00

Zone Case 102 of 2020

455 26th St

Zoning District: SP-5

Ward: 16

Council District: 3, Councilperson Bruce Kraus

Neighborhood: South Side Flats

Applicant: Sarah Bradley

Owner: Southside Works City Apartments LLC

DCP-ZDR-2020-02059

Installation of signage (two projecting signs, two canopy signs, and signage incorporated into vinyl window screens) on first floor of existing X-story structure.

Variance: 919.03.M.8(d)(ii) maximum of 9sq. ft. per side permitted and 18sq. ft. requested for two proposed signs

Variance: 919.03.M.5(c) canopy signs shall not extend above the height of the canopy and shall not be more than 8" in height. The four proposed canopy signs extend above the height of the canopy. Two of the canopy signs have a proposed height of 10". Two of the canopy signs have a proposed height of 3'8".

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: August 6, 2020
Time of Hearing: 9:10
Zone Case 111 of 2020

835 Gearing Ave

Zoning District: R2-H
Ward: 18
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Betzhoover
Owner: Martin C Edward & Diane H
Applicant: Raynise Kelly
DCP-ZDR-2020-00364

Urban plant nursery and accessory shed structure.

Variance: 911.01.G nursery use is not permitted in R2-H district

Variance: 903.03.D.2 minimum 5ft side setback required, 4ft and 3ft requested

 minimum 15ft front setback required and 12'11" requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: August 6, 2020
Time of Hearing: 9:30
Zone Case 121 of 2020

5505 Walnut St

Zoning District: LNC
Ward: 7
Council District: 8, Councilperson Erika Strassburger
Neighborhood: Shadyside
Owner: Rosenbloom Carol & Shiner James A
Applicant: Cindy Krizinsky
DCP-ZDR-2020-04866

New business ID projecting sign.

Variance: 919.03.M.8 the bottom of sign shall be no less than
10ft above the grade, 9ft proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: August 6, 2020
Time of Hearing: 9:40
Zone Case 126 of 2020

247 Zuzu Circle

Zoning District: R1D-M
Ward: 18
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Allentown
Owner: Wall Garage LLC
Applicant: Bob Steele
DCP-ZDR-2020-01077

New single family dwelling.

Variance: 905.01.C minimum 30ft front setback required,
and 16'5" requested

minimum 5ft interior side setback
required, 0ft and 4ft requested

minimum 30ft rear setback required
and 6.5ft requested

Variance: 915.02.A.1 proposed grading within 5ft of the
property line

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A

Date of Hearing: August 6, 2020
Time of Hearing: 9:50
Zone Case 122 of 2020

53rd and Wickliff St

Zoning District: R1A-VH
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Upper Lawrenceville
Owner: Amani Real Estate Partners
Applicant: Rebecca Griffith
DCP-ZDR-2020-00344

Build two new attached single family dwellings.

Variance: 903.03.E.2 minimum 15ft rear setback required
and 10ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

N/A

Date of Hearing: August 6, 2020

Time of Hearing: 10:00

Zone Case 127 of 2020

249 Zuzu Circle

Zoning District: R1D-M

Ward: 18

Council District: 3, Councilperson Bruce Kraus

Neighborhood: Allentown

Owner: Wall Garage LLC

Applicant: Bob Steele

DCP-ZDR-2020-01171

New single family dwelling.

Variance: 905.01.C

minimum 5ft interior side setback
required, 0ft and 4ft requested

minimum 30ft rear setback required
and 4ft requested

Variance: 915.02.A.1

proposed grading within 5ft of the
property line

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: August 6, 2020
Time of Hearing: 10:10
Zone Case 155 of 2020

233 Spahr St

Zoning District: RM-M
Ward: 7
Council District: 8, Councilperson Erika Strassburger
Neighborhood: Shadyside
Owner: Sobol Bernard H & Evelyn B
Applicant: Steven Hawkins
DCP-ZDR-2020-06505

New construction of two story office structure.

Variance: 911.02 office(general) is not permitted use in the RM-M zone

Variance: 903.03.C.2 minimum interior side setback is 10ft, 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A
