

Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for August 13, 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 posted 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 raise hand function by pressing *9.

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

Anyone who requires an accommodation for effective communication or a modification of policies or procedures to participate in a program, service, or activity provided by the City of Pittsburgh should contact the City ADA Coordinator as soon as possible but no later than two business days before the event. Hillary Roman, City of Pittsburgh ADA Coordinator, Hillary.Roman@pittsburghpa.gov; Remote Ph: (412) 301-7041; Office Ph: (412) 255-2102 int. 457.

Date of Hearing: August 13, 2020

Time of Hearing: 9:00

Zone Case 112 of 2020

5005 Lytle St

Zoning District: GI and R1A-VH

Ward: 15

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Hazelwood

Owner: Progress Fund

Applicant: Joe Hackett

DCP-ZDR-2020-06560

Renovation of existing building to brewery with accessory restaurant use.

Special Exception: 916.09 commercial parking located in residential district

Special Exception: 914.07.G.2 off-site parking

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: August 13, 2020
Time of Hearing: 9:10
Zone Case 128 of 2020

4713 Chatsworth Ave

Zoning District: R1D-H
Ward: 15
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Hazelwood
Owner: Hazelwood Initiative INC
Applicant: Ryan England
DCP-ZDR-2020-07782

Change of use from community center to school.

Special Exception: 921.02.A.4 change from one nonconforming use to another

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: August 13, 2020
Time of Hearing: 9:20
Zone Case 130 of 2020

3103 Brereton St

Zoning District: LNC
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Polish Hill
Owner: Patina Real Estate & Development LLC
Applicant: GiantCarlo Lies
DCP-ZDR-2020-05226

Change of use from the office (limited) to a single family unit.

Variance: 914.02.A one parking space required per
 additional unit, none proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: August 13, 2020
Time of Hearing: 9:30
Zone Case 131 of 2020

5729 Pocusset St

Zoning District: R2-L
Ward: 14
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Squirrel Hill South
Owner: Springfield James E & Olivia S
Applicant: Bryan Smith
DCP-ZDR-2020-05014

New front deck.

Variance: 903.03.B.2 minimum 30ft front setback required and
23ft proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: August 13, 2020
Time of Hearing: 9:40
Zone Case 137 of 2020

2610 Maple Ave

Zoning District: R1D-H
Ward: 26
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Perry South
Owner: Northside Partnership Project
Applicant: Ryan England
DCP-ZDR-2019-06559

Renovation of existing school building for use as Community Center (General).

Variance: 916.02.A.4 per Residential Compatibility standards, the required front setback for a subject property across the street from a property zoned R1D-H is 15' for the first 50'. The parking area has a proposed front setback of 5'.

Variance: 912.04.A The required front setback for accessory uses in the R1D-H zoning district is 15'. The parking area has a proposed front setback of 5'

The required exterior side setback for accessory uses in the R1D-H zoning district is 15'. The parking area has a proposed exterior side setback of 5'.

Variance: 912.02.A The parking requirement for a Community Center (General) use of 31,815 SF is 64 vehicle parking spaces, reduced to 45 vehicle parking spaces using the bicycle parking reduction standard. 37 vehicle parking spaces are proposed, including valet parking spaces to be reviewed by Administrator Exception

Past Cases and Decisions:
ZBA 79 of 2019, applicant's request for use of structure as community center (general) was approved with conditions.

Notes:

N/A

Variance: 911.02 A variance was granted 5/1/2019 under zone case 76 of 2019 for use as Community Center (General) in an R1D-H zoning district. The applicant has identified proposed uses including “the offices of a law firm that provides direct services to individuals; the offices of a hunger advocacy non-profit; a licensed day-care (note that a daycare would require an individual certificate of occupancy per state requirements); startup business incubator space; retail: convenience grocery, clothing, specialty (e.g. sports equipment); dance studio; karate studio.” The applicant requests to review the 5/1/2019 decision to clarify whether these uses would be “allowable sub-tenants” of the community center, covered under the original use variance, or whether they would need to be considered individually as separate uses.

Appearances
For Appellant:

Objectors:

Observers:

Date of Hearing: August 13, 2020
Time of Hearing: 9:50
Zone Case 139 of 2020

519 54th St

Zoning District: H
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Upper Lawrenceville
Owner: Steel Town Properties M3 LLC
Applicant: Ryan Indovina
DCP-ZDR-2020-00691

Construction of three new 4-story townhomes.

Variance: 905.02.C 3,200sf minimum lot size required,
2,002, 2,339, & 2,387 sf requested

maximum height 3 story permitted, 4
stories requested

maximum area of disturbance of 50%
permitted, and 55% requested

Special Exception: 911.01.G single family attached homes
permitted in Hillside district via Special
Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A

Date of Hearing: August 13, 2020

Time of Hearing: 10:00

Zone Case 134 of 2020

1308 Columbus Ave/ 1807 Fulton St, parcel 22-F-225

Zoning District: R1A-VH

Ward: 21

Council District: 6, Councilperson R Daniel Lavelle

Neighborhood: Manchester

Owner: New Zion Baptist Church

Applicant: Gregory Peterson

DCP-ZDR-2020-03936

Construction of new 1 story mosque.

Special Exception: 911.01.G religious assembly permitted as SE in R1A zoning district

Special Exception: 916.09 playground shall not be located within 30ft of residential zoned property

dumpster shall not be located within 30ft of residential zoned property

parking lot shall not be located within 15ft of residential zoned property

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A
