
Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for August 20, 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 20, 2020
Time of Hearing: 9:00
Zone Case 129 of 2020

325 Hallman St

Zoning District: R1A-H
Ward: 7
Council District: 8, Councilperson Erika Strassburger
Neighborhood: Shadyside
Owner: Kerbert Nora Elizabeth
Applicant: Alexandra Beck
DCP-ZDR-2020-04396

Building renovation, front and rear additions and change of use to two family dwelling.

Variance: 911.02 use as two family is not permitted in the RIA zoning district

Variance: 914.02.A 2 on-site parking spaces required, none proposed

Variance: 903.03.D.2 minimum 15ft front setback required, 10ft proposed

Variance: 925.06.C minimum 3ft interior side setback required, less 1ft proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: August 20, 2020
Time of Hearing: 9:10
Zone Case 132 of 2020

792 W General Robinson St

Zoning District: RIV-NS
Ward: 22
Council District: 1, Councilperson Bobby Wilson
Neighborhood: North Shore
Owner: Stadium Authority of the City of Pittsburgh
Applicant: Lisa Haluck
DCP-ZDR-2020-05497

Install (1) Non-Illuminated Aluminum Letter Set 14" x 11'-5 3/4" = 13.39 sq ft. and (1) Non-Illuminated 15-1/2" x 16-5/8" Directional Sign @ 3' OAH = 1.79 sq ft.

Variance: 919.01.C.3 definition Business ID signage excludes signage for incidental use, one sign proposed (ATM in parking garage)

Variance: 919.02 advertising signs are only permitted in AS-O District, proposed sign is not in AS-O district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: August 20, 2020
Time of Hearing: 9:20
Zone Case 135 of 2020

601 Grant St

Zoning District: GT-B
Ward: 2
Council District: 6, Councilperson
Neighborhood: R Daniel Lavelle
Owner: 601 Grant Street Investment LP
Applicant: Kristi Lucas
DCP-ZDR-2020-04483

Installation of new 190"x28" projecting sign mounted above grade on existing 18-story structure.

Variance: 919.03.M.8 (d)(ii) maximum permitted area of projecting signs is 9sq. ft., 36.94sq. ft. proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: August 20, 2020
Time of Hearing: 9:40
Zone Case 143 of 2020

1509 Arch St

Zoning District: R1A-VH
Ward: 25
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Northside
Owner: October Real Estate Holdings LLC
Applicant: Justin Cipriani
DCP-ZDR-2020-05863

New attached single family home (duplex) on three levels over one car garage with three bedrooms and three and a half baths.

Variance: 903.03.E.2 and 925.06.C
minimum 3ft interior side setback
required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A

Date of Hearing: August 20, 2020
Time of Hearing: 9:50
Zone Case 144 of 2020

1511 Arch St

Zoning District: R1A-VH
Ward: 25
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Northside
Owner: October Real Estate Holdings LLC
Applicant: Justin Cipriani
DCP-ZDR-2020-06081

New single family home on three levels with three bedrooms, three and a half baths, over single car garage.

Variance: 903.03.E.2 and 925.06.C
minimum 3ft interior side setback
required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

N/A

Date of Hearing: August 20, 2020
Time of Hearing: 10:00
Zone Case 144A of 2020

1497 Celtic St

Zoning District: R2-L
Ward: 29
Council District: 4, Councilperson Anthony Coghill
Neighborhood: Carrick
Owner: Robbins W Paul
Applicant: Susan Boulieris
DCP-ZDR-2020-04556

New above ground pool for single family dwelling.

Variance: 903.03.B.2 minimum 30ft exterior side setback
required and 5ft requested from Glade
Street

minimum 30ft exterior side setback
required and 20ft requested from Celtic
Street

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

N/A

Date of Hearing: August 20, 2020
Time of Hearing: 10:10
Zone Case 146 of 2020

5743 Walnut St

Zoning District: R2-M
Ward: 7
Council District: 8, Councilperson Erika Strassburger
Neighborhood: Shadyside
Owner: ACR WALNUT LP
Applicant: Lucas Bartosiewicz
DCP-ZDR-2020-01642

Interior renovation for change of use to bakery.
Use of 1,205sq. ft. on 1st floor of two story structure as retail sales
and service (limited) for café and bakery.

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A
