
Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for September 3, 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: September 3, 2020

Time of Hearing: 9:00

Zone Case 147 of 2020

217 Alpine Ave

Zoning District: R1A-VH

Ward: 25

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: Central Northside

Owner: October Real Estate Holdings LLC

Applicant: Justin Cipriani

DCP-ZDR-2020-06106

New construction of 3 story single unit dwelling.

Variance: 925.06.C

minimum interior side setback 3ft
required, 0ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: September 3, 2020
Time of Hearing: 9:10
Zone Case 171 of 2020

148 Madeline St

Zoning District: R1D-H
Ward: 29
Council District: 4, Councilperson Anthony Coghill
Neighborhood: Carrick
Owner: Cardona Gustavo
Applicant: Cardona Gustavo
DCP-ZDR-2020-00407

Continued use of structure as two family house.

Variance/Review: 911.02 use as two family dwelling is not permitted in R1D zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: September 3, 2020
Time of Hearing: 9:20
Zone Case 149 of 2020

5231 Liberty Ave

Zoning District: UNC, R3-M
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: Bloomfield
Owner: Legacy Affiliated Ventures LP
Applicant: J .Michael Leakey
DCP-ZDR-2020-05679

Tenant fit out of 2,800sq. ft. as restaurant in one story structure.

Special Exception: 911.04.A.57 use as restaurant (general) in the UNC zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: September 3, 2020
Time of Hearing: 9:30
Zone Case 154 of 2020

711 Bingham St

Zoning District: RIV-IMU
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Owner: COMPRO
Applicant: Allison Hickman
DCP-ZDR-2020-05713

New canopy sign.

Variance: 919.03.M.5 maximum height 8" permitted, and
15" proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: September 3, 2020

Time of Hearing: 9:40

Zone Case 148 of 2020

2nd Ave, parcel 30-M-70

Zoning District: SP-10

Ward: 15

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Hazelwood

Owner: ALMONO LP

Applicant: Benjamin Landin

DCP-ZDR-2020-03454

New construction of boat docks and boathouse as Temporary Interim Use.

Special Exception: 909.01.Q.3.B temporary interim use in the SP-10 zoning district require a Special Exception

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: September 3, 2020
Time of Hearing: 9:50
Zone Case 151 of 2020

5154 Natrona Way

Zoning District: R1A-VH
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Upper Lawrenceville
Owner: House Flip Solo 401 K Trust
Applicant: Ankur Dobriyal
DCP-ZDR-2020-05942

Three new single family homes.

Variance: 903.03.E.2, 925.06.C minimum 3ft interior side setback required and less 1ft and 0ft requested

minimum 15ft rear setback required, and 10ft requested

minimum 1,200sq. ft. lot size required and 869.5sq.ft., 825sq.ft., and 869.5sq. ft. proposed

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

N/A

Date of Hearing: September 3, 2020

Time of Hearing: 10:00

Zone Case 152 of 2020

7111 Reynolds St

Zoning District: R1D-L

Ward: 14

Council District: 9, Councilperson Rev Ricky Burgess

Neighborhood: Point Breeze

Owner: Inserra Dennis

Applicant: Inserra Dennis

DCP-ZDR-2020-03347

Interior renovations to existing Public Assembly (Limited) space for change of use of 1,108 SF to Retail Sales and Services (Limited).

Variance: 911.02 retail sales and services (limited) is not permitted use in R1D zoning district

Special Exception: 921.02.A.4 There is an existing Certificate of Occupancy on file for the Public Assembly (Limited) use. (Certificate of Occupancy #17-B-01454, issued 6/5/2018, for "use of the first floor as Public Assembly (Limited), event space (parking conditions per ZBA 356 of 2016) and use of a 18' ramp at northerly rear of 2.5 story structure."). Based on the application materials provided, the intent is to continue operating the Public Assembly (Limited) use and add the Retail Sales and Services (Limited) use, not to replace one with the other, but this Special Exception is included in case that understanding is incorrect.

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: September 3, 2020
Time of Hearing: 10:10
Zone Case 153 of 2020

201 Taylor St

Zoning District: R1A-VH
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Bloomfield
Owner: Edward Henry A
Applicant: Edward Henry
DCP-LOT-2020-00652

Lot consolidation to create a parcel containing a three unit residential use.

Special Exception: 921.02.A.1 expansion of nonconforming use

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: September 3, 2020
Time of Hearing: 10:20
Zone Case 160 of 2020

2800 Smallman St

Zoning District: RIV-IMU
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Strip District
Owner: Marotto Angelo J & Theresa L
Applicant: Joel Farkas
DCP-ZDR-2020-06001

Conversion of a Sign shop occupancy to vehicle repair (limited).

Variance: 911.04.A.73 use as vehicle repair (limited) is permitted only as accessory use in RIV; proposed use of vehicle repair (limited) as primary use

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A
