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## Division of Zoning and Development Review

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*Zoning Board of Adjustment Hearing Agenda for September 10, 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](mailto:Hillary.Roman@pittsburghpa.gov); Remote Ph: (412) 301-7041; Office Ph: (412) 255-2102 int. 457.

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**Date of Hearing:** September 10, 2020  
**Time of Hearing:** 9:00  
**Zone Case 157 of 2020**

3357 Ridgway St

**Zoning District:** H  
**Ward:** 6  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Polish Hill  
**Owner:** Pittsburgh Hippodrome LLC  
**Applicant:** Matthew Dierson  
DCP-ZDR-2020-05143, 07028

Change of use of existing two-story building to first-floor art gallery with second-floor residential unit and replacement of existing nonconforming signs.

**Variance:** 914.02                      two additional parking spaces required and none proposed

**Special Exception:** 911.02, 921.02.A.4  
Art or Music Studio is not a permitted use in the Hillside zoning district. Certificate of Occupancy #66228 is on file, issued 11/24/1993, for "Continued use of existing two story structure as a beer distributor." A Special Exception is required for a change of use from one non-conforming use to a different non-conforming use.

**Variance:** 921.03.F.2                      existing nonconforming signs are proposed to be replaced

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**  
N/A

**Notes:**  
N/A

**Date of Hearing:** September 10, 2020

**Time of Hearing:** 9:10

**Zone Case 161 of 2020**

1689 Morningside Ave

**Zoning District:** R1D-H

**Ward:** 10

**Council District:** 7, Councilperson Deborah Gross

**Neighborhood:** Morningside

**Owner:** Rightway Management LLC

**Applicant:** Ryan England

DCP-ZDR-2020-06568

Continued use of structure as two family dwelling.

**Variance/Review:** 911.02      review of continued use as two family dwelling

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** September 10, 2020  
**Time of Hearing:** 9:20  
**Zone Case 164 of 2020**

2431 Wedgemere St

**Zoning District:** R1D-M  
**Ward:** 19  
**Council District:** 4, Councilperson Anthony Coghill  
**Neighborhood:** Brookline  
**Owner:** Miranda R Micire  
**Applicant:** Miranda R Micire  
DCP-ZDR-2020-05735

Install 6ft privacy fence at side and rear of single family dwelling.

**Variance:** 925.06.A                      maximum 4ft fence height in front and exterior side permitted

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** September 10, 2020

**Time of Hearing:** 9:30

**Zone Case 158 of 2020**

Clement Way/ Manion Way, parcel 49-P-306,306A,307

**Zoning District:** R1A-H

**Ward:** 6

**Council District:** 7, Councilperson Deborah Gross

**Neighborhood:** Lower Lawrenceville

**Owner:** Greenfield Ventures LLC

**Applicant:** Yoko Tai

DCP-ZDR-2019-08330

Construction of one new residence.

**Variance:** 903.03.D.2            minimum 15ft front setback required  
and 0ft requested for 6ft fence

**Variance:** 925.06.C            minimum 4ft interior side setback  
required and 2ft requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** September 10, 2020  
**Time of Hearing:** 9:40  
**Zone Case 159 of 2020**

Liverpool St, parcel 22-P-15

**Zoning District:** R2-H  
**Ward:** 21  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Manchester  
**Owner:** Goleb Camille & Rigo Jeffrey  
**Applicant:** Robert Baumbach  
DCP-ZDR-2020-04899

New two story residence with front & rear porches, fence and detached garage.

**Variance:** 903.03.D.2      minimum 5ft interior side setback required and 3ft requested for garage

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**  
N/A

**Notes:**  
N/A

**Date of Hearing:** September 10, 2020  
**Time of Hearing:** 9:50  
**Zone Case 162 of 2020**

2701 Oakley Way

**Zoning District:** R1D-H  
**Ward:** 16  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Side Slops  
**Owner:** Bridge to Bridge Homes LLC  
**Applicant:** Rich Rodi  
DCP-ZDR-2020-04978

Change of use to three family dwelling.

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

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**  
N/A

**Notes:**

N/A

**Date of Hearing:** September 10, 2020  
**Time of Hearing:** 10:00  
**Zone Case 163 of 2020**

3459 Denny St

**Zoning District:** R1A-H  
**Ward:** 6  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Lower Lawrenceville  
**Owner:** ANG Real Estate LLC  
**Applicant:** Kevin Cordek  
DCP-ZDR-2020-06022

Subdivision of existing lot into two 1,400sq. ft. and 1,142sq. ft. lots.

**Variance:** 925.01.C          subdivision to smaller lots than Zoning Code's requirements

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**  
N/A

**Notes:**  
N/A

**Date of Hearing:** September 10, 2020  
**Time of Hearing:** 10:10  
**Zone Case 165 of 2020**

6315 Forbes Ave

**Zoning District:** RM-VH  
**Ward:** 14  
**Council District:** 5, Councilperson Corey O'Connor  
**Neighborhood:** Squirrel Hill North  
**Owner:** Forbes Denniston Land Co  
**Applicant:** Eric Phillips  
DCP-ZDR-2020-06323

Install generator at rear of multi-unit dwelling.

**Special Exception:** 916.06 waiver of residential compatibility standards for noise level, 45dB required, 60dB requested

**Variance:** 903.03.E.2 minimum 25ft exterior side setback required, 4ft requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**  
N/A

**Notes:**  
N/A

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