
Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for September 17, 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 17, 2020

Time of Hearing: 9:00

Zone Case 166 of 2020

N St Clair St, parcels 83-K-129,128,127,116

Zoning District: R2-M

Ward: 11

Council District: 9, Councilperson Rev Ricky Burgess

Neighborhood: East Liberty

Owner: East Liberty Development INC

Applicant: Nathan Hart

DCP-ZDR-2020-07436

New construction of 8 townhomes structured as 4 duplexes.

Variance: 911.01.G multi units on one zoning lot not permitted

Variance: 903.03.C.2 minimum 30ft front setback required and 11.5ft requested

minimum 30ft rear setback required and 20.5ft requested

minimum 30ft exterior side setback required and 5ft requested

minimum 5ft interior side setback required and 0ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: September 17, 2020
Time of Hearing: 9:10
Zone Case 170 of 2020

1226 Herron Ave

Zoning District: H
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Polish Hill
Owner: Thinnes Donald
Applicant: Geoff Campbell
DCP-ZDR-2020-01783

New construction of 27 single unit attached residential dwellings.

Variance: 905.02.C minimum lot size in the Hillside zoning district is 3,200 SF. Twenty-eight lots are proposed, and eight of those lots have proposed lot sizes below the minimum lot size: three with a proposed area of 1,411 SF, two with a proposed area of 2,081 SF, and three with proposed areas of 2,355 SF, 1,320 SF, and 1,947.5 SF, respectively.

the maximum area of disturbance on lots in the Hillside zoning district is 50%. Seventeen of the 28 proposed lots have proposed areas of disturbance exceeding 50%: seven with a proposed area of disturbance of 100.00%, and 10 with proposed areas of disturbance of 65.10%, 65.07%, 92.83%, 58.56%, 99.99%, 62.56%, 94.04%, 52.31%, 59.14%, and 52.12%, respectively.

Variance: 915.02.A.1.d the top and bottom of the cut or filled slopes shall be located no less than 5' from any property line, street, building, parking area, or other developed area. The bottom of proposed filled slopes appear to be located as close as 2.5' to proposed property lines.

Special Exception: 911.02 Single-Unit Attached Residential is permitted by Special Exception in the Hillside zoning district.

Past Cases and Decisions:

N/A

Notes:

N/A

Appearances

For Appellant:

Objectors:

Observers:

Date of Hearing: September 17, 2020
Time of Hearing: 9:20
Zone Case 185 of 2020

926 Morrison St

Zoning District: P
Ward: 25
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: California-Kirkbride
Owner: City of Pittsburgh
Applicant: Jana Thompson
DCP-ZDR-2020-07963

New construction of one story, one unit detached dwelling with deck and two parking pads in side yard.

Variance: 905.01.C minimum 30ft front setback required and 10ft proposed

Variance: 905.01.C, 912.04.A minimum 30ft front setback required for accessories, and 0ft requested for parking pads

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: September 17, 2020
Time of Hearing: 9:30
Zone Case 169 of 2020

6808 Greenwood St

Zoning District: R1A-H
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Morningside
Owner: Usher James M
Applicant: Douglas Slipp
DCP-ZDR-2020-07217

Change of use to dental office.

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 17, 2020
Time of Hearing: 9:40
Zone Case 179 of 2020

295 Main St

Zoning District: R1A-H
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Owner: Vansach Harry M & Simmons Susan
Applicant: Ashley Cristiano
DCP-ZDR-2020-07375

Change of use from single unit dwelling to office.

Variance: 911.04.A.42 requesting use of office (limited) in R1A-H zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

N/A

Date of Hearing: September 17, 2020
Time of Hearing: 9:50
Zone Case 174 of 2020

5553 Black St

Zoning District: R3-L
Ward: 11
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: East Liberty
Owner: Lancom Partners LLC
Applicant: Troy Shaffer
DCP-ZDR-2020-04270

Add single unit above the existing detached garage.

Variance: 903.03.B.2 minimum lot size per unit 3,000sq. ft.
required and 2,939sq. ft. requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

N/A

Date of Hearing: September 17, 2020
Time of Hearing: 10:00
Zone Case 172 of 2020

5919 Bryant Ct

Zoning District: R1D-L
Ward: 11
Council District: 7, Councilperson Deborah Gross
Neighborhood: Highland Park
Owner: Brass Tack Trust
Applicant: Jacob Joseph
DCP-ZDR-2020-05682

Demolish 20'x20' detached garage and construct new 24'x30' detached garage at rear of single family dwelling.

Variance: 903.03.B.2 5ft minimum interior side setback required and 0ft requested

Variance: 912.04.B 2ft minimum rear setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
