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## Division of Zoning and Development Review

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*Zoning Board of Adjustment Hearing Agenda for October 1, 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:** October 1, 2020

**Time of Hearing:** 9:00

**Zone Case 167 of 2020**

4652 Friendship Ave

**Zoning District:** R1A-H

**Ward:** 9

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

**Neighborhood:** Bloomfield

**Owner:** Pearl Street Townhomes LP

**Applicant:** Geoff Campbell

DCP-ZDR-2019-07559

New construction of 5 attached single family dwellings.

**Variance:** 903.03.E.2            minimum 15ft front setback required ,  
0ft provided for all units

1,800sq. ft. minimum lot size required,  
all units below the threshold

minimum 15ft rear setback required,  
two units below the threshold

minimum 3ft interior side setback  
required , 0ft provided for all units

**Variance:** 911.01.G            multi unit structure not permitted in  
R1A-H district

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A



**Date of Hearing:** October 1, 2020  
**Time of Hearing:** 9:20  
**Zone Case 176 of 2020**

4560 Centre Ave

**Zoning District:** SP-7

**Ward:** 4

**Council District:** 8, Councilperson Erika Strassburger

**Neighborhood:** North Oakland

**Owner:** CD Park 7 Pittsburgh owner LLC

**Applicant:** Dan Orie

DCP-ZDR-2020-06807

Install exterior building signs at the Dunkin' Donuts located on the first floor of restaurant space with an address of 4560 Centre Ave.

**Variance:** 919.03.M.5(c)      the face of sign shall not project above or below the marquee or canopy  
  
   shall not exceed 8" in height, 3ft proposed

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A



**Date of Hearing:** October 1, 2020  
**Time of Hearing:** 9:40  
**Zone Case 180 of 2020**

3268 Dawson St

**Zoning District:** R1A-H  
**Ward:** 4  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Oakland  
**Owner:** NESBY LLC  
**Applicant:** Quintin Kittle  
DCP-ZDR-2020-08161

Change of use of 1<sup>st</sup> floor from tutoring center to one dwelling unit, total two dwelling units in building.

**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:** October 1, 2020  
**Time of Hearing:** 9:50  
**Zone Case 194 of 2020**

925 Mellon St

**Zoning District:** R2-M  
**Ward:** 11  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Highland Park  
**Owner:** DXB Ventures LLC  
**Applicant:** Ryan England  
DCP-ZDR-2020-05080

Change of use of existing structure from Three-Unit Residential and Retail Sales and Services (Limited) to Multi-Unit Residential.

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

**Variance:** 903.03.C.2 minimum lot size per unit 1,800sf required, and 660sf requested

**Variance:** 921.03.D.1 decreasing the lot size per unit from 880sf to 660sf

**Variance:** 914.06.A one van accessible space required

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**

N/A

**Date of Hearing:** October 1, 2020

**Time of Hearing:** 10:00

**Zone Case 168 of 2020**

142 S 20<sup>th</sup> St

**Zoning District:** R1A-VH

**Ward:** 17

**Council District:** 3, Councilperson Bruce Kraus

**Neighborhood:** South Side Flats

**Owner:** Artze Douglas & Escribano Carla

**Applicant:** Douglas Artze

DCP-ZDR-2020-05212

Change of use of first floor from doctor's office to one dwelling unit, total two dwelling units in building.

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

**Variance:** 914.02                      one additional parking space required

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

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