
Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for November 5, 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: November 5, 2020

Time of Hearing: 9:00

Zone Case 191 of 2020

1622 Locust St, parcel 2-M-310

Zoning District: EMI

Ward: 1

Council District: 6, Councilperson R Daniel Lavelle

Neighborhood: Bluff

Owner: UPMC MERCY

Applicant: Laura Kolano

DCP-ZDR-2020-06611

Install new UPMC high wall sign and relocate existing high wall sign on vision center.

Variance: 919.03.M.3

40ft above grade maximum height permitted; 173'1" & 182' requested

80sq. ft. maximum in sign face area permitted ; 476sq. ft. requested for both signs

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: November 5, 2020
Time of Hearing: 9:10
Zone Case 198 of 2020

2122 Brownsville Rd, parcel 95-G-256

Zoning District: LNC, RID-L
Ward: 29
Council District: 4, Councilperson Anthony Coghill
Neighborhood: Carrick
Owner: Pancham Tamang LLC
Applicant: Darrell Brannon
DCP-ZDR-2020-08305

Install emergency generator for cell tower.

Special Exception: 916.06 waiver of residential compatibility standards for noise level , maximum 45db permitted, 65.4db requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: November 5, 2020
Time of Hearing: 9:20
Zone Case 195 of 2020

Fountain St/Porterfiled St parcel 23-G-202

Zoning District: R1A-VH
Ward: 25
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Northside
Owner: Creative Solutions Investments LLC
Applicant: Lisa Whitney
DCP-ZDR-2020-05393

New 3 unit residential structure with 6 integral parking spaces.

Variance: 903.03.E.2 maximum height 40ft/3 stories permitted, 48ft/4 stories proposed

Variance: 911.02 use as three unit residential is not permitted in R1A zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: November 5, 2020
Time of Hearing: 9:30
Zone Case 205 of 2020

114 Hawthorne Ct

Zoning District: R1D-L
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Stanton Heights
Owner: Kline Joann, Mahon Linda, Cardyn Michael
Applicant: Crystal Richardson
DCP-ZDR-2020-07481

Install 13KW generator with a 200 AMO ATS.

Variance: 903.03.B.2(c) minimum 30ft front setback required
and 23ft requested

Variance: 916.06 maximum permitted sound level
between the hours 10:00pm and 9:00am
45dba, and 55dba requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: November 5, 2020
Time of Hearing: 9:40
Zone Case 200 of 2020

525 Yarrow St

Zoning District: R2-H
Ward: 4
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Central Oakland
Owner: Perfectal Holding LLC
Applicant: Christopher Richardson
DCP-ZDR-2020-06639

New construction of six single-unit attached residential dwellings.

Variance: 903.03.D.2 minimum lot size in the R2-H district is 1,800 SF. Four of the six proposed lots have areas of 1,550 SF, 1,565 SF, 1,484 SF, and 1,454s.ff.

minimum 15ft front setback required, front setback proposed 5.9ft, 5.8ft, 7ft, 7ft, 9.7ft, and 9.5ft

maximum permitted height is 40ft/3stories; proposed 44.98'/4stories, 43.74'/4 stories, 42.86'/4stories, 42.7'/4 stories

Variance: 912.04.A minimum front setback for accessory uses is 15ft, proposed 3', 1.7', 4.1', 5.8', and 5.5'

Variance: 912.04.A minimum interior side setback for accessory uses is 5ft, proposed 4', 4.2', 4.4', 4.4' for front decks; 3.7' and 2.1' for rear decks

Variance: 925.06.C minimum interior side setback 3ft permitted, 2.2ft and 1.9ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

N/A

Date of Hearing: November 5, 2020

Time of Hearing: 10:00

Zone Case 199 of 2020

20 Stanwix St, parcel 1-g-235

Zoning District: GT-C

Ward: 1

Council District: 6, Councilperson R Daniel Lavelle

Neighborhood: Central Business District

Owner: G7I VII MJW 20 Stanwix LLC

Applicant: Abby Mountain

DCP-ZDR-2020-09567

Addition (approximately 1330sq. ft.) to level 21 of 22story building.

Variance: 910.01.H.2(d)(1) the maximum height on the Monongahela River Side is set by an inclined plane 180ft above street grade on Fort Pitt Boulevard and 385ft above street grade on Third Avenue; proposal expands the usable space above the inclined plane

Variance: 910.01.H.2(b)(1) the maximum floor area ration is 7.5; existing is 14.35 and proposed is 14.39

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A
