Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for February 11, 2021

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:** February 11, 2021  
**Time of Hearing:** 9:00  
**Zone Case 11 of 2021**

1036 Brookline Blvd

**Zoning District:** R1D-M  
**Ward:** 19  
**Council District:** 4, Councilperson Anthony Coghill  
**Neighborhood:** Brookline  
**Owner:** Tree of Life Open Bible Church  
**Applicant:** Carmen McIntyre  
**DCP-ZDR-2020-08720**

Expand occupancy for existing childcare use.

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

**Appearances**  
For Appellant:

Objectors:

Observers:
**Date of Hearing:** February 11, 2021  
**Time of Hearing:** 9:10  
**Zone Case 18 of 2021**

1423 Severn St

**Zoning District:** RM-M  
**Ward:** 14  
**Council District:** 8, Councilperson Erika Strassburger  
**Neighborhood:** Squirrel Hill North  
**Owner:** Reisman Mark S  
**Applicant:** Reisman Mark S  
**DCP-ZDR-2020-11371**

Install 6’ privacy fence at front of single unit dwelling.

**Variance:** 925.06.A  
maximum 4ft fence allowed in front yard setback, 6ft proposed

**Appearances**

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A
**Date of Hearing:** February 11, 2021  
**Time of Hearing:** 9:20  
**Zone Case 30 of 2021**  

3500 California Ave  

**Zoning District:** RM-M  
**Ward:** 27  
**Council District:** 1, Councilperson Bobby Wilson  
**Neighborhood:** Brighton Heights  
**Owner:** MC Dermott Nathan J  
**Applicant:** Jack Williams  
**DCP-ZDR-2020-12492**  

Construct garage addition at front of single unit dwelling.  

**Variance:** 903.03.C.2  
25ft front setback required, 10ft requested  

**Appealances**  
**For Appellant:**  

**Objectors:**  

**Observers:**  

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

**Notes:**  
N/A
Date of Hearing: February 11, 2021
Time of Hearing: 9:30
Zone Case 27 of 2021

3458 Perrysville Ave

Zoning District: R1D-M
Ward: 26
Council District: 1, Councilperson Bobby Wilson
Neighborhood: Perry North
Owner: Baker Douglas D & Jessica A
Applicant: Baker Jessica A
DCP-ZDR-2020-13102

Change of use from mixed use structure to two family dwelling.

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

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: February 11, 2021
Time of Hearing: 9:40
Zone Case 32 of 2021

550 E End Ave

Zoning District: R2-L
Ward: 14
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Point Breeze
Owner: Fisher Danica Lorain Wylin & Eli
Applicant: Catalina Pagnotta
DCP-ZDR-2020-12478

First Floor (grade level) deck across rear of existing house. Second Floor balcony at rear of house. Third Floor dormer expansion/addition within existing Third Floor footprint. New 1.5 story 3-car garage at rear of property of Flotilla Way with a curb cut. Fence with gate at rear property line for privacy/security.

Variance: 903.03.B.2/912.04.C  5ft interior side setback required, 0ft proposed

Appeal:
For Appellant:

Objectors:

Observers:
Date of Hearing: February 11, 2021  
Time of Hearing: 9:50  
Zone Case 33 of 2021  

970 Washington Blvd  

Zoning District: UI  
Ward: 12  
Council District: 9, Councilperson Rev Ricky Burgess  
Neighborhood: Homewood West  
Owner: Rad Five LLC  
Applicant: Emily Jones  
DCP-ZDR-2020-12815

Installation of (1) double-faced internally illuminated pylon sign with LED message center. This sign will be an exact replacement of the previous sign that was damaged by a car accident.

**Special Exception:** 919.03.O.3 electronic non-advertising sign in the UI zone

**Variance:** 919.03.O(a) motion in electronic non-advertising signs prohibited

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions: N/A

Notes: N/A
Date of Hearing: February 11, 2021
Time of Hearing: 10:00
Zone Case 19 of 2021

1011 Western Ave

Zoning District: UNC
Ward: 21
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Chateau
Owner: Commercial Storage Leasing Company
Applicant: William Bresnahan, Adam Zinsser, Steve Wright
DCP-ZDR-2019-05852

Commercial parking lot.

**Variance:** 907.03.B commercial parking is not permitted in the North Side Commercial Area Parking Overlay District

**Variance:** 914.05. one bicycle parking space is required for a 19-stall commercial parking area; 0 spaces proposed

**Variance:** 914.09.A.1 off street parking areas in the UNC Zone require a 10’ setback from the ROW; 0’ requested

**Variance:** 914.09.H.1 two-way drive aisles shall be a minimum of 24’ in width; 15’ requested at least 60% of the parking spaces shall be at least 8’6” x 19’; 9’ x 18’ requested

**Variance:** 918.03.A parking lots must be screened from adjacent streets and properties; no screening requested

**Variance:** 918.02.B parking lots with 19 spaces require 475sq. ft. of landscaping and 4 trees, 0 requested

Past Cases and Decisions: N/A
Notes: N/A
**Variance:** 918.02.C

Two street trees are required for the site frontage; 0 proposed

**Appearances**
For Appellant:

Objectors:

Observers:
Date of Hearing: February 11, 2021
Time of Hearing: 10:10
Zone Case 31 of 2021

5832 Beacon St

Zoning District: RM-M
Ward: 14
Council District: 5, Councilperson Corey O’Connor
Neighborhood: Squirrel Hill South
Owner: Hinton Janell Revocable Intervivos Trust
Applicant: Janell Hinton
DCP-ZDR-2020-07144

Renovation to change of use of existing 4-story structure from three unit residential to multi-unit residential with 4 dwelling units.

Variance: 903.03.C.2 minimum lot size per unit is 1,800sq. ft.; 1,660sq. ft. proposed

Variance: 916.04.C parking shall not be located within 15ft of property zoned residential; 4.6ft proposed

Appearances
For Appellant:

Objectors:

Observers: