Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for February 18, 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 18, 2021  
**Time of Hearing:** 9:00  
**Zone Case 3 of 2021**

1400 Beechview Ave  

**Zoning District:** R1D-H  
**Ward:** 19  
**Council District:** 4, Councilperson Anthony Coghill  
**Neighborhood:** Beechview  
**Owner:** Equity Trust Company  
**Applicant:** Nicholas MacFalls  
**DCP-ZDR-2020-09970**

Change of use of existing structure to three family dwelling.

**Special Exception:** 921.02.A.1, 921.02.A.4  
Change from a one nonconforming use to another, current use is grocery store first floor and two family dwelling above

**Appearances**  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:** N/A  
**Notes:** N/A
Date of Hearing: February 18, 2021
Time of Hearing: 9:10
Zone Case 21 of 2021

100 Stanwix St

Zoning District: GT-C
Ward: 1
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Business District
Owner: 100 Stanwix Street LP
Applicant: Sandy Garfinkel, Eckert Seamans Cherin & Mellott, LLC
DCP-ZDR-2020-05318

Install 5’x10’ electronic non-advertising wall sign.

Variance: 919.03.M.7.(a)(iii) tenant sign shall be located within the tenant area

Variance: 919.03.O.3 electronic non-advertising signs are not permitted in the GT-C zone

Variance: 919.03.O.3(d) the changeable copy of the sign shall not exceed 50% of sign face area; 100% sign's face area changeable copy

Appearsnces
For Appellant:

Objections:

Observers:
Date of Hearing: February 18, 2021
Time of Hearing: 9:20
Zone Case 26 of 2021

926 Jancey St

Zoning District: R1D-H
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Morningside
Owner: Lambert Michael T & Barbara L
Applicant: Erin Lambert
DCP-ZDR-2020-08333

Construct 11’ x 18’ shed at rear of single unit dwelling.

Variance: 903.03.D.2
5ft interior side setback required, 0ft requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: February 18, 2021
Time of Hearing: 9:30
Zone Case 50 of 2021

3221 Kennett Sq

Zoning District: R1A-VH
Ward: 4
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Oakland
Owner: Gibbons Realty Limited Partnership
Applicant: Ryan Wotus
DCP-ZDR-2021-00313

Continuation of existing two-unit residential use.

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

Past Cases and Decisions:
ZBA 193 of 2016, applicant’s request for continued use of structure as two family dwelling was approved with conditions.

Notes:
N/A

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** February 18, 2021  
**Time of Hearing:** 9:40  
**Zone Case 8 of 2021**

1001 Liberty Ave

**Zoning District:** GT-B  
**Ward:** 2  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Central Business District  
**Owner:** IX LIBERTY CENTER OWNER LP  
**Applicant:** Lauren Gratchick  
**DCP-ZDR-2020-10824**

Install two new high wall signs 334ft above grade.

**Variance:** 919.03.M.7.c  
sign shall not be roof mounted or projected above the roof peak or parapet wall

maximum sign size on northwest façade is 1,442sq. ft., 1,519sq. ft. proposed

**Appearances**  
**For Appellant:**

**Objectors:**

**Observers:**

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

**Notes:**  
N/A
**Date of Hearing:** February 18, 2021  
**Time of Hearing:** 9:50  
**Zone Case 41 of 2021**

7713 Bennett St

**Zoning District:** RM-M  
**Ward:** 13  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** Homewood South  
**Owner:** Operation Better Block  
**Applicant:** Marvin Miller  
**DCP-ZDR-2020-11523**

New 2 story residential duplex with two parking pads at rear.

**Variance:** 903.03.C.2  
minimum 10ft interior side setback required, 2’ and 4’ requested for primary structure; 0’ for parking pad  
minimum 25ft front setback required, 23ft requested

**Appearances**

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:** N/A  
**Notes:** N/A
Date of Hearing: February 18, 2021
Time of Hearing: 10:00
Zone Case 40 of 2021

6135 Penn Ave

Zoning District: UNC
Ward: 11
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: East Liberty
Owner: Highwood Realty Limited Partnership
Applicant: Jeffrey Wetzel
DCP-ZDR-2020-11535

New construction of 6 story office building.

Special Exception: 904.04.C.4 additional height above 4 stories and 60ft in UNC zoning district is a Special Exception

Variance: 904.04.C.4 85ft is height permitted under Special Exception; 94ft requested

Variance: 904.04.C.3 4:1 FAR permitted, 5.5:1 requested

Variance: 914.02.A 55 onsite parking spaces required, 0 provided

Variance: 914.10.A minimum 2 off-site loading spaces required, 0 provided

Appearances
For Appellant:

Objectors:

Observers:

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