Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for March 4, 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: March 4, 2021
Time of Hearing: 9:00
Zone Case 2 of 2021

165 42nd St

Zoning District: R1A-VH
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Owner: PYGMALION III LLC
Applicant: Cinique Saunders
DCP-ZDR-2020-11464

Parking pad in front of single family dwelling.

Variance: 903.03.E.2 minimum 5ft front setback required, 0ft requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: March 4, 2021
Time of Hearing: 9:10
Zone Case 37 of 2021

5341 Waterford St

Zoning District: R1D-H
Ward: 10
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Garfield
Owner: Bland Krista D
Applicant: Nathan Hart
DCP-ZDR-2020-13089

Use of 8.5ft x 19ft one car-parking pad at front of single unit dwelling.

Variance: 903.03.D.2
15ft front setback required, less requested
5ft interior side setback required, 3.5ft requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: March 4, 2021
Time of Hearing: 9:20
Zone Case 36 of 2021

703 N Negley Ave

Zoning District: RM-M
Ward: 11
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: East Liberty
Owner: 701 N Negley LLC
Applicant: Catalina Pagnotta
DCP-ZDR-2020-13680

Installation of a 6ft tall fence to match the existing along the property lines.

Variance: 903.03.C.2  minimum 25ft exterior side setback required, 0ft requested for privacy fence

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: March 4, 2021
Time of Hearing: 9:30
Zone Case 34 of 2021

5121 Carnegie St

Zoning District: R1A-VH
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Upper Lawrenceville
Owner: Brightminds Properties
Applicant: Mohammad Akbar
DCP-LOT-2020-01459

Subdivision of parcel into two lots.

Variance: 903.03.E.2
minimum lot size 1,200sf permitted, less requested
minimum rear setback 15ft permitted, 0ft requested for existing structures

Appearsnces
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: March 4, 2021
Time of Hearing: 9:40
Zone Case 38 of 2021
1820 Ringwalt St

Zoning District: RID-M
Ward: 19
Council District: 4, Councilperson Anthony Coghill
Neighborhood: Beechview
Owner: Taf Capital LLC
Applicant: Nate Boersma
DCP-ZDR-2020-12882

Use of 2 ½-story structure as two unit dwelling with two car one story detached garage at rear.

Variance: 911.02  use as two family dwelling is not permitted in R1D zoning district

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: March 4, 2021
Time of Hearing: 9:50
Zone Case 35 of 2021

446 44th St

Zoning District: R1A-H
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Owner: Baldassare Alfred James
Applicant: Tim Seemiller
DCP-ZDR-2020-13232

Two car parking pad.

Variance: 903.03.D.2

minimum 15ft front setback required, 0ft requested

minimum 5ft interior side setback required, 2ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: March 4, 2021
Time of Hearing: 10:00
Zone Case 39 of 2021

7718 Brashear St

Zoning District: R2-L
Ward: 14
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Point Breeze
Owner: Nordquist Charles R & Rita G
Applicant: Nordquist Charles R
DCP-ZDR-2020-03152

Change of use to two unit residential.

Variance: 914.02 one additional parking space required

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions: N/A
Notes: N/A
Date of Hearing:  March 4, 2021
Time of Hearing:  10:10
Zone Case 65 of 2021

Devilliers Street parcels: 10-N-73, 74, 76, 78, 80

Zoning District: RP
Ward: 5
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Middle Hill
Owner: Housing Authority City of Pittsburgh
Applicant: Lakeisha Byrd
DCP-ZDR-2019-05043

New construction of three two unit and two single unit dwellings.

Variance: 909.02.C.2(e)  minimum 30ft front setback required, 18ft requested
minimum 5ft interior side setback required, 2ft requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: March 4, 2021
Time of Hearing: 10:20
Zone Case 70 of 2021

1674 Biltmore Ln

Zoning District: RP
Ward: 14
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Squirrel Hill South
Owner: Valen Stuart W & Simone M
Applicant: Robert Behers
DCP-ZDR-2020-12674

Install emergency generator at single unit dwelling.

Variance: 917.02.B maximum sound level of 65DBA for residential use required, 67DBA requested

Past Cases & Decisions:
N/A

Notes:
N/A

Appearances
For Appellant:

Objectors:

Observers: