Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for March 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:** March 11, 2021  
**Time of Hearing:** 9:00  
**Zone Case 7 of 2021**

Amana St/ 107 Romance Way, parcel 60-G-284

**Zoning District:** R1D-H  
**Ward:** 29  
**Council District:** 4, Councilperson Anthony Coghill  
**Neighborhood:** Carrick  
**Owner:** Firewicz Mark & Raeanne  
**Applicant:** Firewicz Mark  
**DCP-ZDR-2020-09849**

Change of use from accessory garage to primary use Warehouse (General), to be used as car storage. Previously associated primary use was house since demolished.

**Variance:** 911.02  
warehouse(general) is not a permitted use in the R1D zoning district

**Appearances**
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A
Date of Hearing: March 11, 2021
Time of Hearing: 9:10
Zone Case 46 of 2021

1083 Dorset Rd

Zoning District: RID-VL
Ward: 14
Council District: 8, Councilperson Erika Strassburger
Neighborhood: Squirrel Hill North
Owner: Schmidhofer Rachel S
Applicant: Michael Leckie
DCP-ZDR-2020-13706

Install a new 50% open design fence within the front yard.

Variance: 903.03.A.2 30ft front setback required, 5ft proposed

Past Cases and Decisions:
N/A

Notes:
N/A

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: March 11, 2021
Time of Hearing: 9:20
Zone Case 44 of 2021

440 S Aiken Ave

Zoning District: R3-M
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: Bloomfield
Owner: Okoko Jerry & Barbara Kauffmann
Applicant: Okoko Jerry
DCP-ZDR-2020-13346

Change of use from two unit dwelling to three unit dwelling.

Variance: 903.03.C.2 1,800sq. ft. per unit required; 606sq. ft. per unit requested

Variance: 914.02.A three parking spaces required; 0 proposed

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: March 11, 2021
Time of Hearing: 9:30
Zone Case 43 of 2021

3891 Brighton Rd

Zoning District: LNC
Ward: 27
Council District: 1, Councilperson Bobby Wilson
Neighborhood: Brighton Heights
Owner: Blinov Ivan & Nicole
Applicant: Blinov Ivan
DCP-ZDR-2020-09591

Interior and exterior renovations for change of use of 1,633 SF on first floor of existing two-story structure to Retail Sales and Services (Limited) for coffee shop and change of use of second floor to Two-Unit Residential, with six accessory parking spaces at side and rear of structure.

Variance: 914.09.A.1 parking is not permitted within 10’ of a public right-of-way in the LNC zoning district. Parking is proposed 0’ from the right-of-way.

Special Exception: 916.04.C parking is not permitted within 15’ of property zoned residential. Parking is proposed approximately 3’ from property zoned R1D-M.

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: March 11, 2021
Time of Hearing: 9:40
Zone Case 45 of 2021

143 Merrimac St

Zoning District: R1D-H
Ward: 19
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Mount Washington
Owner: Link Brian
Applicant: Link Brian
DCP-ZDR-2020-12951

Use of two car parking pad at front of two unit dwelling.

Variance: 903.03.D.2 minimum 15ft front setback required

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: March 11, 2021  
Time of Hearing: 9:50  
Zone Case 49 of 2021  

5241 Liberty Ave  

Zoning District: R3-M, UNC  
Ward: 8  
Council District: 7, Councilperson Deborah Gross  
Neighborhood: Bloomfield  
Owner: Legacy Affiliated Ventures LP  
Applicant: Lisa Haluck  
DCP-ZDR-2020-13656  

Install (1) 1'-7 3/4" x 16'-5 3/4" led illuminated channel letters mounted to a raceway on the front elevation of the building. Install (1) 3' x 6'-7 7/16" non-illuminated aluminum panel with vinyl graphics attached to the side elevation of the building.  

Variance: 919.03.M.5(c ) maximum permitted height is 8", 1' 7.75" tall proposed  

sign cannot project above canopy  

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

Appealances  
For Appellant:  

Objectors:  

Observers:  

Page 7 of 10
Date of Hearing: March 11, 2021
Time of Hearing: 10:00
Zone Case 16 of 2020

640 Science St

Zoning District: R1D-M
Ward: 18
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Allentown
Owner: Bailey Park Phase III Associates LP
Applicant: Robert Steele
DCP-ZDR-2019-02782

New construction of single unit detached dwelling with first floor integral garage.

Variance: 903.03.C.2

minimum rear setback 30ft required, 19.2ft proposed

maximum permitted height is 40ft/ 3 stories, 4 stories proposed

Variance: 925.06.C

minimum 3ft interior side setback permitted, 3.8ft and 2.9ft proposed

Appearsnces
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
**Date of Hearing:** March 11, 2021  
**Time of Hearing:** 10:10  
**Zone Case 228 of 2020**

5422 Wilkins Ave  

**Zoning District:** R1D-L  
**Ward:** 14  
**Council District:** 8, Councilperson Erika Strassburger  
**Neighborhood:** Squirrel Hill North  
**Owner:** ATM Associates LP  
**Applicant:** Tony Pompeo  
DCP-ZDR-2020-10240

New construction of two-story, one-unit detached dwelling with first-floor integral garage, front porch, rear deck, and 5' wooden fence around rear yard.

- **Variance:** 903.03.B.2  
  the required front setback for primary structures in the R1D-L zoning district is 30'. The proposed structure has a front setback of 29'

- **Variance:** 925.06.C  
  the required interior side setback for primary structures on lots with a width of 38' is 4'. The proposed structure has interior side setbacks of 1.4' and 2.6'

- **Variance:** 912.04.A  
  the required front setback for accessory structures in the R1D-L zoning district is 30'. The proposed front porch has a front setback of 22.8'

- **Variance:** 912.04.C  
  the required interior side setback for accessory structures in the R1D-L zoning district is 5'. The proposed front porch has an interior side setback of 4', and the proposed rear deck has an interior side setback of 3.2'

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

**Objectors:**

**Observers:**

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

**Notes:**  
N/A