Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for March 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: March 18, 2021  
Time of Hearing: 9:00  
Zone Case 225 of 2020

4 Kosciusko Way

Zoning District: UI  
Ward: 16  
Council District: 3, Councilperson Bruce Kraus  
Neighborhood: South Side Slopes  
Owner: Haber Holdings LLC  
Applicant: James Marasti  
DCP-ZDR-2020-08037

Install 9'x21' parking pad at front of single unit dwelling.

Variance: 904.07.C minimum interior side setback 10ft permitted, 0ft requested

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

Appearances  
For Appellant:

Objectors:

Observers:
Date of Hearing: March 18, 2021
Time of Hearing: 9:10
Zone Case 52 of 2021

714 Amberson Ave

Zoning District: R1D-VL
Ward: 7
Council District: 8, Councilperson Erika Strassburger
Neighborhood: Shadyside
Owner: Rock Jason T & Laura Wright
Applicant: Harry Levine
DCP-ZDR-2020-13901

New retaining wall with fence on top of it in front and side yards of single unit dwelling.

Variance: 912.04.C minimum front 30ft setback required; 6.5ft wall structure has proposed 0ft setback

minimum exterior side 30ft setback required; 8ft wall structure has proposed 0ft setback

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: March 18, 2021
Time of Hearing: 9:20
Zone Case 54 of 2021

923 Greenfield Ave

Zoning District: R1A-H
Ward: 15
Council District: 5, Councilperson Corey O’Connor
Neighborhood: Greenfield
Owner: Boyd Vicy E
Applicant: David Wessel
DCP-ZDR-2021-13979

Install a 14kw generator.

Variance: 917.02.B maximum sound level permitted between 10pm-7am is 60 dBA, 65 at all other times; 67 dBA proposed

Special Exception: 916.06 maximum sound level permitted between 10pm-6am is 45 dBA, 55 dBA at all other times; 67 dBA proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A
Date of Hearing: March 18, 2021
Time of Hearing: 9:30
Zone Case 53 of 2021

5020 Castleman St

Zoning District: RM-M, R1D-VL
Ward: 7
Council District: 8, Councilperson Erika Strassburger
Neighborhood: Shadyside
Owner: Capel Felton Jeffrey III & Kanika Blue
Applicant: Paul Levine
DCP-ZDR-2021-00210

New detached accessory 2-car Garage structure to replace existing 3-car garage. New 6'6" high perimeter fences and 6'-0 high brick perimeter screen walls, fireplace, pergola, and new deck.

Variance: 903.03.A.2  5ft interior side setback required, 1ft requested for garage structure
Variance: 912.04.B  5ft rear setback required; 1ft for garage and 2ft for trellis structure requested

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** March 18, 2021  
**Time of Hearing:** 9:40  
**Zone Case 55 of 2021**

1679 Waterfront Pl

**Zoning District:** SP-8  
**Ward:** 2  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Strip District  
**Owner:** Buncher Company  
**Applicant:** Rocco Magrino  
DCP-ZDR-2020-10202

Install signage on two 5 story multi-unit dwellings.

**Variance:** 919.03.N (2)  
Maximum area per sign 12sq. ft. permitted, 27.75sq. ft. requested

**Appearsnces**
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:** N/A  
**Notes:** N/A
Date of Hearing: March 18, 2021
Time of Hearing: 9:50
Zone Case 60 of 2021

5120 Beeler St

Zoning District: R1D-L
Ward: 14
Council District: 8, Councilperson Erika Strassburger
Neighborhood: Squirrel Hill North
Owner: Silverman Shlomo S and Chana S
Applicant: Shimon Zimbovsky
DCP-ZDR-2020-12732

Proposed 220 sq. ft. front porch enclosure to existing 3-story residence.

Variance: 903.03.B.2 minimum 30 ft. front setback required, 27 ft. requested

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

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  March 18, 2021  
Time of Hearing:  10:00  
Zone Case 81 of 2021  

3268 Dawson Street  

Zoning District: R1A-H  
Ward: 4  
Council District: 3, Councilperson Bruce Kraus  
Neighborhood: South Oakland  
Owner: NESBY LLC  
Applicant: Nathan Hart  
DCP-ZDR-2020-13797  

Renovation of first floor and basement as dwelling unit. Alteration of first floor front facade. Continued use of upper floors as residential dwelling unit.  

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

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions:  
N/A  
Notes:  
N/A
Date of Hearing:  March 18, 2021  
Time of Hearing:  10:10  
Zone Case 47 of 2021  

1033 Elwell St  

Zoning District:  R1D-L  
Ward:  31  
Council District:  5, Councilperson Corey O’Connor  
Neighborhood:  Lincoln Place  
Owner:  Cunningham Anthony W & Amy J  
Applicant:  Cunningham Amy J  
DCP-ZDR-2020-13249  

Install 6ft high fence at side and rear of single unit dwelling.  

Variance:  903.03.B.2  
30ft exterior side setback required  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases & Decisions:  N/A  
Notes:  N/A
Date of Hearing: March 18, 2021
Time of Hearing: 10:20
Zone Case 61 of 2021

1501 Preble Ave

Zoning District: RIV-IMU
Ward: 21
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Chateau
Owner: Metro Burgh Properties LP
Applicant: Jeffrey Davis
DCP-ZDR-2020-12789

Exterior renovations to add new entrance, construct fifth floor addition, and new rooftop deck.

Variance: 905.04.E.3 maximum height 60ft permitted, 70ft requested

Special Exception: 911.02 Special Exception for use as Public Assembly(limited) in RIV-IMU

Appearances
For Appellant:

Objectors:

Observers: