Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for April 15, 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: April 15, 2021  
Time of Hearing: 9:00  
Zone Case 66 of 2021  
1311 Sherman Ave  
Zoning District: R1A-H  
Ward: 22  
Council District: 1, Councilperson Bobby Wilson  
Neighborhood: Central Northside  
Owner: Primrose Benjamin Allan & Amanda Carole  
Applicant: John Francona  
DCP-ZDR-2021-00269  

New privacy fence.  

Variance: 903.03.D.2 minimum 15ft front setback required, 0ft requested  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases & Decisions: N/A  
Notes: N/A
Date of Hearing: April 15, 2021
Time of Hearing: 9:10
Zone Case 93 of 2021

135 Greenside Ave

Zoning District: R1D-L, P
Ward: 20
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Banksville
Owner: McKenna Tracy L
Applicant: Beresford Tracy
DCP-ZDR-2021-01725

Use as child care (general) in the R1D zoning district.
Front parking pad.

Variance: 911.02 use as child care (general) is not permitted in the R1D zoning district

Variance: 903.03.B.2 30ft front setback required, and 0ft proposed for parking pad

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  April 15, 2021  
Time of Hearing:  9:20  
Zone Case 71 of 2021

Middle St & Foreland St

Zoning District:  R1A-VH  
Ward:  23  
Council District:  1, Councilperson Bobby Wilson  
Neighborhood:  East Allegheny  
Owner:  October Real Estate Holdings LLC  
Applicant:  Nathan Hart  
DCP-ZDR-2021-00843

Three new 3 story single unit dwellings.

Variance:  903.03.E.2  
1,200 sq. ft. minimum lot size required;  
893.5 sq.ft. for two lots requested  
5 ft interior side setback required,  
0 ft requested  
5 ft exterior side setback required,  
6 inch. requested

Appearances  
For Appellant:

Objectors:

Observers:
Date of Hearing: April 15, 2021
Time of Hearing: 9:30
Zone Case 62 of 2021

819 54th St

Zoning District: H
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Upper Lawrenceville
Owner: Konzler Joseph
Applicant: Troy Hosopple
DCP-LOT-2021-00072

Subdivision of parcel into two lots.

Variance: 905.02.C
3,200sq. ft. minimum lot size required, two 2,000sq. ft. requested

Past Cases and Decisions:
N/A

Notes:
N/A

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** April 15, 2021  
**Time of Hearing:** 9:40  
**Zone Case 72 of 2021**

5425 Claybourne St

**Zoning District:** UNC, R1A-VH  
**Ward:** 7  
**Council District:** 8, Councilperson Erika Strassburger  
**Neighborhood:** Shadyside  
**Owner:** Englert Douglas J & Blinn Paul L  
**Applicant:** Englert Douglas J  
DCP-ZDR-2021-00485

Parking pad at front of single unit dwelling.

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

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

**Objectors:**

**Observers:**

**Past Cases and Decisions:** N/A  
**Notes:** N/A
Date of Hearing: April 15, 2021  
Time of Hearing: 9:50  
Zone Case 69 of 2021  

5635 Pocusset St  

Zoning District: R2-L  
Ward: 14  
Council District: 5, Councilperson Corey O’Connor  
Neighborhood: Squirrel Hill South  
Owner: Simonovsky Vadim & Maria  
Applicant: Nathan Hart  
DCP-ZDR-2020-11865  

New 3-story 2-unit dwelling with integral 3-car garage, 10'-8" x 12' rear deck on 2 levels, and stairs to grade.

Variance: 903.03.B.2 minimum lot size per unit 3,000sq. ft. required; 2,800sq. ft. requested

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

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Objectors:

Observers:
**Date of Hearing:** April 15, 2021  
(continued from February 18, 2021)  
**Time of Hearing:** 10:00  
**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

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**Observers:**  
