Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for April 22, 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 22, 2021
Time of Hearing: 9:00
Zone Case 67 of 2021

447 Iberia St

Zoning District: R1D-H
Ward: 18
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Mount Washington
Owner: Storm Katherine
Applicant: Matthew Steve
DCP-ZDR-2021-00765

Use of structure as two family dwelling.

Variance: 911.02  
two unit residential is not permitted in the R1D zoning district

Variance: 914.01.B.3  
one additional parking space required, no off street parking proposed

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: April 22, 2021
Time of Hearing: 9:10
Zone Case 82 of 2021

2534 Perrysville Ave

Zoning District: R1D-H
Ward: 26
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Perry South
Owner: Urban Views LLC
Applicant: Nathan Hart
DCP-ZDR-2021-00798

Conversion of childcare facility on first floor to dwelling unit. Continued use of existing dwelling unit on upper floors (2 dwelling units’ total).

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

Appearsnces
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A
Notes:
N/A
Date of Hearing: April 22, 2021  
Time of Hearing: 9:20  
Zone Case 73 of 2021  

7514 Thomas Blvd  

Zoning District: UI  
Ward: 14  
Council District: 9, Councilperson Rev Ricky Burgess  
Neighborhood: Point Breeze North  
Owner: CB/ICON LP  
Applicant: Sarah Bradley  
DCP-ZDR-2021-00731  

New high wall sign on westerly façade of five story structure.  

Variance: 919.03.M.6(a)  
maximum 40ft height permitted, 60ft proposed  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases & Decisions:  
N/A  
Notes:  
N/A
Date of Hearing: April 22, 2021
Time of Hearing: 9:30
Zone Case 75 of 2021

4936 Harrison St

Zoning District: RIV-MU
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Owner: Lurz Joshua P & Jessica E
Applicant: Lurz Joshua P
DCP-ZDR-2021-13928

6ft fence at side of existing single unit dwelling.

Variance: 905.04.H.1.a(1) maximum 4ft height for fences in RIV Build-to-Zones, 6ft requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: April 22, 2021  
Time of Hearing: 9:40  
Zone Case 76 of 2021

2401 E Carson Street

Zoning District: LNC  
Ward: 14  
Council District: 3, Councilperson Bruce Kraus  
Neighborhood: South Side Flats  
Owner: ATM Associates LP  
Applicant: Haley Linville  
DCP-ZDR-2020-10187

Replacement of face of existing ground sign with electronic sign, and installation of two canopy signs on canopy at existing one-story structure in use as gas station/convenience store.

Variance: 919.03.M.5(c) canopy signs are not permitted to project above the canopy, and canopy signs have a maximum height of 8”. One proposed canopy sign projects above the canopy, and has a height of 5’; the other proposed canopy sign has a height of 22”.

Variance: 919.03.O.3 new electronic signs are permitted only in the HC, UI, and GI zoning districts. The proposed electronic sign is located in the LNC zoning district.

Appearances  
For Appellant:

Objectors:

Observers:
**Date of Hearing:** April 22, 2021  
**Time of Hearing:** 9:50  
**Zone Case 85 of 2021**

Bedford Ave(site C-1), parcels 9-M-251, 251A  
**Zoning District:** RM-M  
**Ward:** 3  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Crawford Roberts  
**Owner:** Housing Authority City of Pittsburgh  
**Applicant:** Nathan Huggins and Lakeisha Byrd  
**DCP-ZDR-2019-05047**

New construction of two single unit attached dwellings.

**Variance:** 903.03.C.2  
minimum interior side setback is 10’, and 1.5’ requested  
minimum rear setback is 25’, and 16’ requested  
minimum front setback is 25’, and 7’ requested  
minimum exterior side setback is 25’, and 1.5’ requested  
minimum lot size is 3,200sq. ft., and 1,101.75sq. ft. requested  
minimum lot size per unit is 1,800sq. ft., and 1,101.75sq. ft. requested

**Variance:** 925.06.A  
maximum fence height within 25’ exterior side setback is 4’ and open, 6’ opaque fence requested

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

**Notes:**  
N/A

**Appearances**

For Appellant:

Objectors:

Observers:
**Date of Hearing:** April 22, 2021  
**Time of Hearing:** 10:00  
**Zone Case 77 of 2021**

415 Bucknell St  

**Zoning District:** R1D-L  
**Ward:** 14  
**Council District:** 8, Councilperson Erika Strassburger  
**Neighborhood:** Point Breeze  
**Owner:** Bulova Peter D & Fitzgerald Katharine  
**Applicant:** Stephen Niznik  
**DCP-ZDR-2021-00405**

Construction of 20'x23', one story detached garage at rear of single unit dwelling.

<table>
<thead>
<tr>
<th>Variance</th>
<th>Description</th>
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<tbody>
<tr>
<td>903.03.B.2</td>
<td>5ft interior side setback required</td>
</tr>
<tr>
<td>912.04.B</td>
<td>5ft rear setback required</td>
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</tbody>
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**Appearances**  
For Appellant:

**Objectors:**

**Observers:**
**Date of Hearing:** April 22, 2021  
**Time of Hearing:** 10:10  
**Zone Case 78 of 2021**  

512 Armandale St  

**Zoning District:** R1A-VH  
**Ward:** 25  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Central Northside  
**Owner:** Lewis Brodie J & Sarah B  
**Applicant:** Lewis Sarah  
**DCP-ZDR-2020-09672**  

New privacy fence and porch replacement.  

**Variance:** 903.03.E.2  
minimum 5ft front setback required, 3ft requested for fence  
minimum 5ft interior side setback required, and 2ft requested for deck  

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

**Objectors:**  

**Observers:**  

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