Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for May 13, 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:**  May 13, 2021  
**Time of Hearing:**  9:00  
**Zone Case 90 of 2021**

24 Grape St

**Zoning District:** R1D-H  
**Ward:** 30  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** Knoxville  
**Owner:** L Davis Investments LLC  
**Applicant:** Robert Davis, JR  
**DCP-ZDR-2021-01933**

Use of structure as two family dwelling.

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

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

**Notes:**  
N/A

<table>
<thead>
<tr>
<th>Appearance</th>
<th>For Appellant:</th>
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</thead>
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| Objectors: |

| Observers: |
Date of Hearing: May 13, 2021
Time of Hearing: 9:10
Zone Case 88 of 2021

1412 Bellaire Pl

Zoning District: R1D-H
Ward: 32
Council District: 4, Councilperson Anthony Coghill
Neighborhood: Brookline
Owner: Smith Mary E
Applicant: Robert Wittman
DCP-ZDR-2021-11308

New deck and stairway for single family dwelling.

Variance: 903.03.D.2 minimum 5ft interior side setback required, 0ft proposed for residential deck and stairs

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: May 13, 2021
Time of Hearing: 9:20
Zone Case 92 of 2021

410 N Aiken St

Zoning District: R2-H
Ward: 11
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Garfield
Owner: Esperanza Homewood LLC
Applicant: Ryan England
DCP-LOT-2021-00096

Subdivision of two parcels into eight parcels.

Variance: 903.03.D.2 the required minimum lot size in the R2-H zoning district is 1800 SF. Six of the proposed lots have lot sizes of 1394.8 SF, 1377.6 SF, 1377.6 SF, 1272.8 SF, 1237.8 SF, and 1193.6 SF, respectively.

Appearsances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A
Date of Hearing:  May 13, 2021  
Time of Hearing:  9:30 
Zone Case 79 of 2021 

343 Grace St 

Zoning District:  R1D-H 
Ward:  19 
Council District:  2, Councilperson Theresa Kail-Smith 
Neighborhood:  Mount Washington 
Owner:  Grace Realty of Pittsburgh LLC 
Applicant:  Ryan England 
DCP-ZDR-2021-00602 

Use of two story structure as two unit dwelling.  

Variance/Review:  911.02 use of two unit dwelling is not permitted in the R1D zoning district 

Appearances 
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions:  
N/A 

Notes:  
N/A
Date of Hearing: May 13, 2021
Time of Hearing: 9:40
Zone Case 106 of 2021

447 Bigham St

Zoning District: RM-M
Ward: 19
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Mount Washington
Owner: Schutte Holly F & Baker Robert Winterer
Applicant: Schutte Holly F
DCP-ZDR-2021-03076

6ft high fence installation in backyard.

Variance: 903.03.C.2/925.06.A.3 25ft exterior side setback required, 5.6ft requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: May 13, 2021  
Time of Hearing: 9:50  
Zone Case 104 of 2021

848 Concord St

Zoning District: R1A-VH  
Ward: 23  
Council District: 1, Councilperson Bobby Wilson  
Neighborhood: East Allegheny  
Owner: BBC Pittsburgh LLC  
Applicant: Nicola Katic  
DCP-ZDR-2021-00545

Grading to create new accessory parking lot use of 8-stall parking lot as accessory to three unit dwelling with 4ft retaining wall.

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions: N/A

Notes: N/A
Date of Hearing: May 13, 2021
Time of Hearing: 10:00
Zone Case 103 of 2021

230 Carrington St

Zoning District: R1A-VH
Ward: 25
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Lawrenceville
Owner: RH FACTOR LLC
Applicant: David Hager
DCP-ZDR-2021-02224, 02223, 02225, 00572

Use of 4 story structures as single unit attached dwelling with two car integral garage on first floor and accessory rooftop deck.

Variance: 903.03.E.2 maximum height 3 stories permitted, 4 stories requested

Variance: 912.04.A 5ft front setback required for accessory uses, 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
**Date of Hearing:** May 13, 2021  
**Time of Hearing:** 10:10  
**Zone Case 115 of 2021**

6100 Penn Ave

**Zoning District:** UNC  
**Ward:** 8  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** East Liberty  
**Owner:** Loft US Group LLC  
**Applicant:** Coral Silsbe  
DCP-ZDR-2021-03233

Construction of new single story bank with drive-through ATM.

**Special Exception:** 913.03.F  
Drive-through uses shall be allowed by Special Exception

**Variance:** 914.02.A  
Maximum off-street automobile spaces allowed is 1 per 300 sq. ft. or 11 spaces, 14 spaces provided

**Variance:** 914.09.A.1  
Off-street parking areas shall not be located within 10 ft of the street right-of-way, proposed less than 10 ft

**Appearances**  
For Appellant:

Objectors:

Observers:

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