Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for May 20, 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/upcoming

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 20, 2021
Time of Hearing: 9:00
Zone Case 116 of 2021

5315 Holmes St

Zoning District: R1A-VH
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Upper Lawrenceville
Owner: E Properties & Development
Applicant: Louis Onwugbenu
DCP-ZDR-2021-01147

New construction of 3 story, one unit detached residence with first floor garage, egress stairs at side of structure, and rooftop deck.

Variance: 912.04.A, 903.03.E.2 the required front setback for accessory structures in the R1A-VH zoning district is 5'. The proposed rooftop deck has a front setback of 0'

Variance: 903.03.E.2 the required rear setback for primary structures in the R1A-VH zoning district is 15'. The proposed structure has a rear setback of 13'

Variance: 903.03.E.2, 925.06.C the required interior side setback for primary structures in the R1A-VH zoning district located on lots with a width of 37' or less is 3'. The subject property has a width of 20'. The proposed structure has interior side setbacks of 0' and 3'.

Variance: 912.04.C, 903.03.E.2 the required interior side setback for accessory structures in the R1A-VH zoning district is 5'. The proposed rooftop deck has an interior side setbacks of 0' and 3'. The proposed egress stairs have an interior side setback of 0'

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: May 20, 2021
Time of Hearing: 9:10
Zone Case 110 of 2021

5300 Duncan St

Zoning District: R1A-VH
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Upper Lawrenceville
Owner: Javornick Lisa
Applicant: Louis Onwugbenu
DCP-ZDR-2021-02124

New 4 story one family dwelling.

Variance: 903.03.E.2/925.06.C  15ft exterior side setback required, 0ft requested

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: May 20, 2021
Time of Hearing: 9:20
Zone Case 105 of 2021

304 Virginia St

Zoning District: LNC, R2-H
Ward: 19
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Mount Washington
Owner: Realty Income Corporation
Applicant: Haley Linville
DCP-ZDR-2021-10205

New business ID signs.

Variance: 919.03.O.3 electronic non-advertising signs only permitted in UI, GI, and HC zoning districts; proposed sign in LNC zoning district

Variance: 919.03.O.3(a) motion in electronic non-advertising signs is prohibited

Variance: 919.03.M.5(c) the face of such sign shall not project above or below the marquee or canopy, shall not exceed eight (8) inches in height; proposed sign projects above canopy and is 5’ in height

Variance: 921.03.F.2 nonconforming signs may not enlarged, added to or replaced by another nonconforming sign or by a nonconforming use or structure, except that the substitution or interchange of poster panels and painted boards on nonconforming signs shall be permitted

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A
Date of Hearing: May 20, 2021
Time of Hearing: 9:30
Zone Case 108 of 2021

1022 Chestnut 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-2021-03403

New business ID signs for coffee shop.

Variance: 919.01.F review of signs for a nonconforming use

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: May 20, 2021
Time of Hearing: 9:40
Zone Case 84 of 2021
1914 Remington Dr

Zoning District: R1D-L
Ward: 13
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: East Hills
Owner: Lanser Rodney P & Barbara C
Applicant: Kaiesha Montgomery
DCP-ZDR-2021-01362

Use of residence as childcare (limited).

Special Exception: 911.02 use of child care (limited) is a Special Exception in the R1D zone

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: May 20, 2021
Time of Hearing: 9:50
Zone Case 107 of 2021

3513 Fleming Ave

Zoning District: R1A-H
Ward: 27
Council District: 1, Councilperson Bobby Wilson
Neighborhood: Brighton Heights
Owner: AL-AMIN ISA & NADIYAH
Applicant: AL-AMIN NADIYAH
DCP-ZDR-2021-11548

Use as childcare (limited).

Special Exception: 911.04.A.12 use as childcare (limited) is a Special Exception in the R1D zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions: N/A
Notes: N/A
Date of Hearing: May 20, 2021
Time of Hearing: 10:00
Zone Case 96 of 2021

7208 Witherspoon St

Zoning District: R1A-H
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Morningside
Owner: Hosack Edward J
Applicant: Hosack Edward J
DCP-ZDR-2020-09590

Construct detached garage at rear of single unit dwelling.

Variance: 912.04.C 5ft interior side setback required, 0ft requested

Appearsances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: May 20, 2021
Time of Hearing: 10:10
Zone Case 111 of 2021

4004 Vinceton St

Zoning District: R1D-M
Ward: 26
Council District: 1, Councilperson Bobby Wilson
Neighborhood: Perry North
Owner: Wong Richard K
Applicant: Amy Bennardo
DCP-ZDR-2021-01138

Use of 3-story structure as three unit dwelling with no off-street parking.

Variance: 911.02 use as three unit residential is not permitted in the R1D zone

Appearances
For Appellant:

Objectors:

Observers: