Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for June 3, 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:** June 3, 2021  
**Time of Hearing:** 9:00  
**Zone Case 63 of 2021**

4731 Juniper St

**Zoning District:** R2-VH  
**Ward:** 8  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Bloomfield  
**Owner:** Brennan Capital LLC  
**Applicant:** Michael Brennan  
**DCP-ZDR-2020-09800**

Temporary occupancy for displaced pizza shop.

**Variance:** 911.01.G  
restaurant (general) is not permitted in R2-VH zoning district

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

**Notes:**  
N/A

**Appearances**

For Appellant:

**Objectors:**

**Observers:**
Date of Hearing: June 3 2021
Time of Hearing: 9:10
Zone Case 112 of 2021

3721 Forbes Ave

Zoning District: OPR-C
Ward: 4
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Central Oakland
Owner: Khalil Mikhail & Michael
Applicant: Jason Straley
DCP-ZD-2021-01648

Install a 65" digital display screen in the inside of building at window facing Forbes Ave

Variance: 919.03.O.3 electronic non-advertising signs are not permitted in the OPR-C zoning district

Variance: 919.03.O.3(e) electronic non-advertising signs not permitted within one hundred (100) feet of or be primarily directed towards rivers, parks, City Designated Historic Districts, or properties within a residential or public realm zoning district; proposed in a Public Realm zoning district

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: June 3, 2021
Time of Hearing: 9:20
Zone Case 120 of 2021

3906 Perrysville Avenue

Zoning District: LNC
Ward: 26
Council District: 1, Councilperson Bobby Wilson
Neighborhood: Perry North
Owner: Babcock Commons LLC
Applicant: Krista-Ann Staley and Pavel Bulanov
DCP-ZDR-2021-05262

Interior renovations to add three new dwelling units on upper floors.

Variance: 914.02.A three off-street parking spaces required, 0 requested

Appearsnces
For Appellant:

Objectors:

Observers:
Date of Hearing: June 3, 2021  
Time of Hearing: 9:30  
Zone Case 117 of 2021

5501 Baum Blvd

Zoning District: LNC  
Ward: 8  
Council District: 7, Councilperson R Daniel Lavelle  
Neighborhood: Friendship  
Owner: 5501 Baum Blvd Associates  
Applicant: Ryan Wotus  
DCP-ZDR-2021-02164

Construction of new two-story structure for use as Office (limited).

**Special Exception:** 916.02.A.8  
minimum rear setback required is 15ft, 0ft requested

Past Cases and Decisions:  
N/A

Notes:  
N/A

### Appearances

For Appellant:

Objectors:

Observers:
**Date of Hearing:** June 3, 2021  
**Time of Hearing:** 9:40  
**Zone Case 102 of 2021**

2815 Penn Ave

**Zoning District:** RIV-IMU  
**Ward:** 6  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Strip District  
**Owner:** 2815 Penn Avenue Associates LLC  
**Applicant:** Ryan Wotus  
**DCP-ZDR-2021-01688**

<table>
<thead>
<tr>
<th>Amendment to 18-SPR-00106 and DCP-ZDR-2020-07253 to install two 56'3&quot; tall parking machines, increasing the parking from 20 to 36 spaces.</th>
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</thead>
</table>

**Variance:** 905.04.I.1.b proposed provided parking for the residential uses (29 spaces) is greater than the allowed RIV maximum parking (19 spaces)

**Variance:** 912.04.E proposed parking structures (56 FT 3 IN) are higher than the maximum allowed for Accessory Structures (20 FT)

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**
Date of Hearing: June 3, 2021  
Time of Hearing: 9:50  
Zone Case 113 of 2021  

4808 Baum Blvd  

Zoning District: UNC  
Ward: 8  
Council District: 7, Councilperson Deborah Gross  
Neighborhood: Bloomfield  
Owner: Orange Café INC  
Applicant: Ryan Indovina  
DCP-ZDR-2021-02959  

Construction of new single story drive-through car wash.  

Special Exception: 913.03.F drive-through uses shall be allowed by Special Exception in the UNC districts  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions:  
N/A  

Notes:  
N/A
Date of Hearing: June 3, 2021
(continued from February 18, 2021)
Time of Hearing: 10:00
Zone Case 40 of 2021

6135 Penn Ave

Zoning District: UNC
Ward: 11
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: East Liberty
Owner: Highwood Realty Limited Partnership
Applicant: Jeffrey Wetzel
DCP-ZDR-2020-11535

New construction of 6 story office building.

Special Exception: 904.04.C.4 additional height above 4 stories and 60ft in UNC zoning district is a Special Exception

Variance: 904.04.C.4 85ft is height permitted under Special Exception; 94ft requested

Variance: 904.04.C.3 4:1 FAR permitted, 5.5:1 requested

Variance: 914.02.A 55 onsite parking spaces required, 0 provided

Variance: 914.10.A minimum 2 off-site loading spaces required, 0 provided

Appearances
For Appellant:

Objectors:

Observers: