Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for June 10, 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 10, 2021  
Time of Hearing: 9:00  
Zone Case 128 of 2021  
570 Champion Drive (new address to be assigned)  

Zoning District: EMI  
Ward: 5  
Council District: 6, Councilperson R Daniel Lavelle  
Neighborhood: Terrace Village  
Owner: University of Pittsburgh of the Commonwealth System  
Applicant: Rachel O'Neil  
DCP-ZDR-2020-03501  

New 36,000SF Chiller Plant for the University of Pittsburgh.  

Special Exception: 911.04.A.71 Zoning Administrator has determined that he will use 911.03.A, relative to New and Unlisted Uses to classify this as Utility (Limited), as the use that most closely fits. As such, it will be a Special Exception for Utility (Limited) in the EMI  

Review: 905.03.D.5 Institutional Master Plan (IMP) approval required for this project. Applicant seeks to have approval granted with the condition that the IMP be approved. Alternatively, a variance granted from the IMP requirement.  

Appearances  
For Appellant:  

Objectors:  

Observers:
**Date of Hearing:** June 10 2021  
**Time of Hearing:** 9:10  
**Zone Case 122 of 2021**

200 Technology Dr

**Zoning District:** SP-1  
**Ward:** 4  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Oakland  
**Owner:** Hyperion Telecommunications of Pennsylvania  
**Applicant:** Susan Hance  
DCP-ZDR-2020-13267

One 138.125sf high wall sign on northerly façade of five story structure.

**Variance:** 919.03.M.7(c)  
maximum area allowed for high wall signs is 40sf or 2% of wall (here 103.55sf), proposed sign is 138.125sf

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**

<table>
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<th>Past Cases and Decisions:</th>
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Date of Hearing: June 10, 2021  
Time of Hearing: 9:20  
Zone Case 125 of 2021

1035 Devon Rd

Zoning District: R1D-VL  
Ward: 14  
Council District: 8, Councilperson Erika Strassburger  
Neighborhood: Squirrel Hill North  
Owner: Guttman William L & Kristine M Rigopulos  
Applicant: Ralph Meltz  
DCP-ZDR-2021-03276

New generator.

Variance: 903.03.A.2  
30ft front setback required, 18ft requested

Past Cases & Decisions:  
N/A

Notes:  
N/A
Date of Hearing: June 10, 2021
Time of Hearing: 9:30
Zone Case 118 of 2021

229 & 231 ½ N Aiken Ave

Zoning District: R2-H
Ward: 10
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Garfield
Owner: Odie’s Development Company
Applicant: Ryan England
DCP-ZDR-2020-10178, 08908

New construction of 3 story two family dwellings with accessory front porch and parking at rear.

Variance: 912.04.B 2ft rear setback required, 0ft requested

Variance: 903.03.D.2 5ft interior side setback required, 0ft requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: June 10, 2021  
Time of Hearing: 9:40  
Zone Case 119 of 2021

4012 Butler St

Zoning District: LNC  
Ward: 9  
Council District: 7, Councilperson Deborah Gross  
Neighborhood: Central Lawrenceville

Owner: Farah Georgette  
Applicant: Davis Bates  
DCP-ZDR-2021-01756

New projecting sign.

Variance: 919.02  
Advertising signs are only permitted in the AS-O overlay, proposed sign is in a LNC zoning district

Past Cases and Decisions: N/A

Notes: N/A
Date of Hearing: June 10, 2021  
Time of Hearing: 9:50  
Zone Case 126 of 2021  

E Jefferson St, parcels 23-F-73,74, 78  

Zoning District: R1A-VH  
Ward: 25  
Council District: 6, Councilperson R Daniel Lavelle  
Neighborhood: Central Northside  
Owner: SISOSH LLC  
Applicant: David Hager  
DCP-ZDR-2021-00896  

New construction of 5 single unit dwellings.  

Variance: 903.03.E.2  
maximum height 3 stories permitted, 4 stories requested  
minimum 5ft front setback required, 0ft requested  
minimum 15ft rear setback required, 10ft requested  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions: N/A  
Notes: N/A
Date of Hearing: June 10, 2021  
Time of Hearing: 10:00  
Zone Case 121 of 2021

1901 Murray Ave

Zoning District: LNC, RM-M  
Ward: 14  
Council District: 5, Councilperson Corey O’Connor  
Neighborhood: Squirrel Hill South  
Owner: Murray Bart Associates  
Applicant: Anthony Prescott  
DCP-ZDR-2021-03489

Removal of existing GIANT EAGLE building sign and replaced with lower case giant eagle building sign.

Variance: 919.03.M.5(a) maximum height above grade 20ft permitted, 21ft proposed

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** June 10, 2021  
**Time of Hearing:** 10:10  
**Zone Case 142 of 2021**

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<th>3510 Ridgeway St</th>
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**Zoning District:** R2-L  
**Ward:** 5  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Upper Hill  
**Owner:** Blueprint Investment Group LLC  
**Applicant:** Marcellino Manilla  
**DCP-ZDR-2021-03886**

Construction front and rear additions to single unit dwelling, use of 20'x20' one story garage addition for 2 cars with porch on top at front, 20'x17' L-shape 3 story addition at rear.

**Variance:** 903.03.B.2  
30ft front setback required, 0ft requested

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

**Notes:**  
N/A

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**Appearances**

For Appellant:

**Objectors:**

**Observers:**