Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for June 17, 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 17, 2021
Time of Hearing:  9:00
Zone Case 129 of 2021

2804 Beechwood Blvd

Zoning District:  R1D-L
Ward:  14
Council District:  5, Councilperson Corey O’Connor
Neighborhood:  Squirrel Hill South
Owner:  Kunzman Jason S & Dana L
Applicant:  Scott Rankin
DCP-ZDR-2021-03666

Deck replacement.

Variance:  903.03.B.2  5ft interior side setback required, 7.5ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:  N/A
Notes:  N/A
**Date of Hearing:** June 17, 2021  
**Time of Hearing:** 9:10  
**Zone Case 123 of 2021**

5051 Centre Ave

**Zoning District:** EMI  
**Ward:** 8  
**Council District:** 7, Councilperson  
**Neighborhood:** Bloomfield  
**Owner:** University of Pittsburgh  
**Applicant:** Rachel O'Neill  
**DCP-ZDR-2021-02582**

Install two business identification wall signs, 79sq. ft. wall sign on westerly façade and 44sq. ft. wall sign on easterly façade on five story structure.

**Variance:** 919.03.M.3  
- sign shall not extend more than 40ft above grade, 78ft requested  
- sign shall not extend more than 40ft above grade, 85ft 5inch requested

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

**Objectors:**

**Observers:**

**Past Cases and Decisions:**  
N/A  
**Notes:**  
N/A
Date of Hearing: June 17, 2021
Time of Hearing: 9:20
Zone Case 131 of 2021

1321 E Carson St

Zoning District: LNC
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Owner: Beehive Associates LLC
Applicant: Claire Dynes
DCP-ZDR-2021-02209

Interior renovation for change of use of second and third floors of existing 3 story structure to multi-unit residential with six dwelling units.

Special Exception: 914.07.G.2(a) proposed six off-site parking spaces

Appealances
For Appellant:

Objectors:

Observers:
Date of Hearing: June 17, 2021
Time of Hearing: 9:30
Zone Case 130 of 2021

5243 Duncan St

Zoning District: R1A-VH
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Upper Lawrenceville
Owner: McSorley Michael M Jr.
Applicant: Matthew Diersen
DCP-ZDR-2021-03461

Use of 940sq. ft. as office (limited) in 3 story structure with ramp and fence at rear.

Special Exception: 921.02.A.4 change of use from the existing nonconforming use to another nonconforming use

Past Cases and Decisions:
N/A

Notes:
N/A

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: June 17, 2021
Time of Hearing: 9:40
Zone Case 127 of 2021

7317 Reynolds St

Zoning District: R1-VL, R1D-L
Ward: 14
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Point Breeze
Owner: McGeary Clark Everett & Hale Allison Marie
Applicant: Craig Collins
DCP-ZDR-2021-02454

Construction of a new detached 2-car garage with roof deck above. This will connect to a deck area that has been previously approved by the zoning department.

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

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: June 17, 2021
Time of Hearing: 9:50
Zone Case 133 of 2021

120 Bakery Square Blvd

Zoning District: SP-9
Ward: 12
Council District: 9, Councilperson Rev. Ricky Burgess
Neighborhood: Larimer
Owner: Bakery Square Retail LP
Applicant: Mellissa Morrow, Ryan Wotus
DCP-ZDR-2021-04102

New wall sign and awning sign.

Variance: 919.03.M.5(c) sign shall not project above the canopy
sign shall not exceed 8” in height, 1’8” proposed

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** June 17, 2021  
**Time of Hearing:** 10:00  
**Zone Case 124 of 2021**

640 Casino Dr

**Zoning District:** RIV North Shore  
**Ward:** 21  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Chateau  
**Owner:** Carnegie Institute  
**Applicant:** Buchanan Ingersoll and Rooney Shawn Gallagher and Brendan Lucas  
**DCP-ZDR-2021-03929**

Continue to use commercial surface parking lot.

**Variance:** 905.04.I.2 modify a condition of ZBA Case 287 of 2016. Continue to use commercial surface parking lot that exceeds maximum permitted in district. Original condition required applicant to bring the lot into compliance with the Code’s maximum permitted surface parking requirements within seven (7) years after the issuance of a building permit for the Carnegie Science Center addition. (Building permit issued in April 2017.) The original variance was granted under the DR zoning, which permitted up to 150 surface spaces. Current RIV district permits up to 75 surface spaces.

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

Objectors:

Observers:

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

**Notes:** N/A