Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for July 1, 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: July 1, 2021
Time of Hearing: 9:00
Zone Case 154 of 2021

600 52nd Street

**Zoning District:** R1A-VH  
**Ward:** 10  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Upper Lawrenceville  
**Owner:** Javornick Lisa  
**Applicant:** Javorbick Georgine  
DCP-ZDR-2021-03110  

Temporary use of accessory commercial storage unit.

**Variance:** 911.02  
Art or Music Studio is not permitted in R1A-VH zone  

**Variance:** 912.01.D  
Accessory uses must be located on the same zoning lot as the primary use  

**Appearances**  
For Appellant:  

Objectors:  

Observers:  

Past Cases & Decisions: N/A  
Notes: N/A
Date of Hearing: July 1, 2021
Time of Hearing: 9:10
Zone Case 89 of 2021

5723 Pocusset St

Zoning District: R2-L
Ward: 14
Council District: 5, Councilperson Corey O’Connor
Neighborhood: Squirrel Hill South
Owner: Shipers Carl E & Aijun
Applicant: Ray Hepp
DCP-ZDR-2021-00630

Use of 15’x17’6” first floor covered deck at front of single unit dwelling.

Variance: 903.03.B.2 minimum 30ft front setback required

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: July 1, 2021
Time of Hearing: 9:20
Zone Case 135 of 2021

6117 Howe St

Zoning District: R1A-H
Ward: 7
Council District: 8, Councilperson Erika Strassburger
Neighborhood: Shadyside
Owner: Gray Charles B & Patricia P
Applicant: Kevin Sarver
DCP-ZDR-2021-02888

New deck and stairs.

Variance: 903.03.D.2/912.04.C  5ft interior side setback required, 2.5ft requested

Variance: 903.03.D.2/912.04.C  15ft exterior side setback required, 1.5ft requested

Variance: 912.04.B  5ft rear setback required, 2.5ft requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: July 1, 2021
Time of Hearing: 9:30
Zone Case 136 of 2021

1701 W Liberty Ave

Zoning District: HC
Ward: 19
Council District: 4, Councilperson Anthony Coghill
Neighborhood: Brookline
Owner: Northstar West Liberty Avenue Property LLC
Applicant: Jack Harnick
DCP-ZDR-2021-05408

Install -
(1) 1'10" x 16'8-3/4" LED Illuminated Channel letters reading "NORTHSTAR" on front elevation
(1) 16" x 13'8-1/4" LED Illuminated Channel letters reading "CERTIFIED SERVICE" on front setback elevation

Variance: 919.03.M.4 maximum 80sq. ft. of signage permitted, 97sq. ft. proposed

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: July 1, 2021
Time of Hearing: 9:40
Zone Case 137 of 2021

5996 Centre Ave

Zoning District: UNC
Ward: 7
Council District: 8, Councilperson Erika Strassburger
Neighborhood: Shadyside
Owner: Eastside II Land Lease LLC
Applicant: William Stockdill
DCP-ZDR-2021-04920

New canopy signs.

Variance: 919.03.M.5(c) maximum height of a canopy sign is 8” and it is not permitted to project above the canopy

Sign #1 - 20.5” tall, projects above canopy
Sign #2 - 26” tall, projects above canopy
Sign #3 - projects above canopy

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: July 1, 2021
Time of Hearing: 9:50
Zone Case 144 of 2021

3107 W Carson St

Zoning District: RIV-IMU
Ward: 20
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Espen
Owner: Madland Storage LLC
Applicant: Brad Bosetti
DCP-ZDR-2021-02624

Install new business identification ground signs.

Variance: 919.03.M.5 requesting two business ID signs along 1 street frontage

Variance: 919.03.M.1 request for two ground business ID signs on a different lot than the primary business

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  July 1, 2021  
Time of Hearing:  10:00  
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 300sq. ft. or 11 spaces, 14 spaces provided

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:  
N/A

Notes:  
N/A