Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for July 8, 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 8, 2021  
**Time of Hearing:** 9:00  
**Zone Case 133 of 2021**

1328 Pocono St

**Zoning District:** R2-L, P  
**Ward:** 14  
**Council District:** 5, Councilperson Corey O’Connor  
**Neighborhood:** Swisshelm Park  
**Owner:** TIFFANY GP INC  
**Applicant:** Joel Gall  
**DCP-ZDR-2021-03922**

New construction of gravel surface parking lot with eight parking spaces accessory to existing two-story, Multi-Unit Residential structure with four units.

**Variance:** 914.09.B areas used for off-street parking, circulation or vehicle display shall be surfaced with asphalt, concrete, masonry, hard packed slag, or other solid paving materials with sufficient strength to support the vehicle loads imposed. The eight-space parking area is proposed to be gravel

**Special Exception:** 916.04.C parking and loading shall not be located within fifteen (15) feet of properties zoned R1D, R1A, R2, R3, RM, or H. The proposed parking area is located 9.8’ and 13.8’ from properties zoned R2

**Appearances**  
For Appellant:

Objectors:

Observers:
Date of Hearing: July 8, 2021  
Time of Hearing: 9:10  
Zone Case 139 of 2021  

827 Chestnut St  

Zoning District: R1A-VH  
Ward: 23  
Council District: 1, Councilperson Bobby Wilson  
Neighborhood: East Allegheny  
Owner: Scherling Daniel  
Applicant: Scherling Daniel  
DCP-ZDR-2021-02006  

Continued use of structure as multi-unit residence with 6 dwelling units.  

**Variance/Review:** 911.02  
continued use of structure as multi-unit residence with 6 dwelling units  

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

**Objectors:**  

**Observers:**  

Past Cases and Decisions:  
N/A  

Notes:  
N/A
Date of Hearing: July 8, 2021
Time of Hearing: 9:20
Zone Case 141 of 2021

4071 Beechwood Blvd

Zoning District: LNC
Ward: 15
Council District: 5, Councilperson Corey O’Connor
Neighborhood: Greenfield
Owner: Realty Income Corporation
Applicant: Erin V Michaels
DCP-ZDR-2021-10395

Replace and reface signs for AMOCO.

Variance: 919.03.O.3 electronic non-advertising signs not permitted in LNC zoning district

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A
**Date of Hearing:** July 8, 2021  
**Time of Hearing:** 9:30  
**Zone Case 147 of 2021**

419 Melwood Ave  

**Zoning District:** UI  
**Ward:** 5  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** North Oakland  
**Owner:** Famous Management Services LTD  
**Applicant:** Kelley Coey  
**DCP-ZDR-2021-02539**

Construction of ten story multi-unit apartment building with 146 dwelling units.

**Special Exception:** 904.07.C.4 additional height above 4 stories, 10 stories proposed

**Special Exception:** 904.07.C.5 Special Exception for FAR adjustment in the UI district  
Where at least 75% of the proposed building is for multi-unit residential, max. FAR may not exceed 10:1; FAR of 8.4:1 proposed.

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

**Objectors:**

**Observers:**

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

**Notes:**  
N/A
**Date of Hearing:** July 8, 2021  
**Time of Hearing:** 9:40  
**Zone Case 50 of 2020**

5036 Amberson Place

**Zoning District:** R1D-VL  
**Ward:** 7  
**Council District:** 8, Councilperson Erika Strassburger  
**Neighborhood:** Shadyside  
**Owner:** Chakravarthy Mithun & Vemulapalli Namratha  
**Applicant:** Jeff Michelson  
**DCP-ZDR-2020-00877**

Construction of second-story addition to existing one-story detached garage at rear of existing detached dwelling

**Variance:** 912.04.B  
minimum 5ft rear setback required,  
1.76ft requested

**Variance:** 912.04.C, 903.03.A.2  
the required interior side setback for accessory uses in the R1D-VL zoning district is 10' on one side, and 5' on the other. The proposed garage has interior side setbacks of 56.48' and 2.16'.

**Variance:** 912.04.E  
maximum height 15ft/one story permitted, the proposed garage has a height of 22.3' (two stories).

**Appearances**  
For Appellant:

Objectors:

Observers:
Date of Hearing:  July 8, 2021
Time of Hearing:  9:50
Zone Case 152 of 2020

7111 Reynolds St

Zoning District:  R1D-L
Ward:  14
Council District:  9,Councilperson Rev Ricky Burgess
Neighborhood:  Point Breeze
Owner:  Inserra Dennis
Applicant:  Inserra Dennis
DCP-ZDR-2020-03347

Interior renovations to existing Public Assembly (Limited) space for change of use of 1,108 SF to Retail Sales and Services (Limited).

Variance:  911.02  retail Sales and Services (Limited) is not a permitted use in the R1D zoning district.

Special Exception:  921.02.A.4 there is an existing Certificate of Occupancy on file for the Public Assembly (Limited) use. (Certificate of Occupancy #17-B-01454, issued 6/5/2018, for “use of the first floor as Public Assembly (Limited), event space (parking conditions per ZBA 356 of 2016) and use of a 18’ ramp at northerly rear of 2.5 story structure.”). Based on the application materials provided, the intent is to continue operating the Public Assembly (Limited) use and add the Retail Sales and Services (Limited) use, not to replace one with the other, but this Special Exception is included in case that understanding is incorrect.

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: July 8, 2021
Time of Hearing: 10:00
Zone Case 156 of 2021

5941 Penn Avenue

Zoning District: UNC and Baum Centre Overlay
Ward: 11
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: East Liberty
Owner: McKnight Maystern LLC
Applicant: Ryan Indovina
DCP-ZDR-2021-05875

Demolition and new construction of a 6-story building for retail and multi-unit residential.

Variance: 914.02.4 or Special Exception: 914.07.g.2(a) required 39 parking spaces for multi-unit residential and retail uses, none provided

Special Exception: 904.04 additional height in the UNC to 85ft, not to exceed 6 stories, is allowed by Special Exception, with the condition in sec. 904.04.C.4

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A