Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for August 12, 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: August 12, 2021
Time of Hearing: 9:00
Zone Case 157 of 2021

93 Irvine St

Zoning District: UI
Ward: 15
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Hazelwood
Owner: Anthony V Rende Realty LLC
Applicant: Anthony Rende
DCP-ZDR-2021-01400

Construct retaining wall and parking as accessory to existing two unit dwelling on parcel 55-A-383, use of 10.5' retaining wall with 4' fence on top and one car gravel parking pad at front and 3' tall retaining wall at rear of site.

Variance: 904.07.C required side setback is 10', 0' proposed

Variance: 915.02.A.1 retaining wall height maximum 10' permitted, 10.5' requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  August 12, 2021  
Time of Hearing:  9:10  
Zone Case 168 of 2021  

4445 Cassabill Dr  

Zoning District:  R1D-L  
Ward:  31  
Council District:  5, Councilperson Corey O’Connor  
Neighborhood:  New Homestead  
Owner:  Donnelly Shane M & Lauren N  
Applicant:  Donnelly Shane M  
DCP-ZDR-2021-05917  

New construction and use of accessory 10’x15’ patio and 30’x15’ pool house at the rear of a single unit dwelling.  

Variance:  925.06.G.2(a)  
placement of accessory uses closer to the neighboring property line than the building line of the applicant’s existing, legally established, primary structure  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions:  
N/A  
Notes:  
N/A
Date of Hearing: August 12, 2021
Time of Hearing: 9:20
Zone Case 171 of 2021

Gilmore St, parcel 9-S-148

Zoning District: RM-M
Ward: 3
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Crawford-Roberts
Owner: URA OF Pittsburgh
Applicant: Fukui Architects

DCP-ZDR-2021-02938

New single family dwelling.

Variance: 903.03.C.2 minimum 25ft exterior side setback required, 20ft proposed
minimum 25ft front setback required, 6ft proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A
Date of Hearing: August 12, 2021
Time of Hearing: 9:30
Zone Case 172 of 2021

5171 Kincaid St

Zoning District: R1D-H
Ward: 10
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Garfield
Owner: Aboud Fadi Marwan
Applicant: David Roth
DCP-ZDR-2021-03913

New front deck.

Variance: 903.03.D.2

15ft front setback required, 0ft requested

5ft side setback required, less 1ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A
Notes:
N/A
<table>
<thead>
<tr>
<th>Date of Hearing:</th>
<th>August 12, 2021</th>
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<tbody>
<tr>
<td>Time of Hearing:</td>
<td>9:40</td>
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<tr>
<td>Zone Case 175 of 2021</td>
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<tr>
<td>1531 Saw Mill Run Blvd</td>
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<tr>
<th>Zoning District:</th>
<th>NDI</th>
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<tbody>
<tr>
<td>Ward:</td>
<td>32</td>
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<td>Council District:</td>
<td>4, Councilperson Anthony Coghill</td>
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<td>Neighborhood:</td>
<td>Carrick</td>
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<tr>
<td>Owner:</td>
<td>Cornelius William F</td>
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<td>Applicant:</td>
<td>Mellissa Hernandez</td>
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<td>DCP-ZDR-2021-04303</td>
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Renovation of existing buildings located at 1531 and 1521 Saw Mill Run Blvd. to an Auto Body Paint and Repair Shop.

**Special Exception:** 911.04.A.73 vehicle/equipment repair (limited) is a Special Exception in the NDI zone

**Variance:** 914.09.A.1 10ft setback from right of way required, 5ft requested

**Variance:** 922.04.E.1 parking should not be located between ROW and building

<table>
<thead>
<tr>
<th>Past Cases and Decisions:</th>
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**Appearances**

For Appellant:

Objectors:

Observers:
**Date of Hearing:** August 12, 2021  
**Time of Hearing:** 9:50  
**Zone Case 187 of 2021**

4200 Forbes Ave

**Zoning District:** P, EMI, R2-H, RM-H  
**Ward:** 4  
**Council District:** 3, 8  
**Councilperson Bruce Kraus, Erika Strassburger**  
**Neighborhood:** Central Oakland, North Oakland  
**Owner:** City of Pittsburgh  
**Applicant:** Sergei Matveiev  
**DCP-ZDR-2021-08869**

Extend of the duration of a 375 sq. ft. temporary banner from 30 days from time of installation to 180 days.

**Variance:** 919.05.2  
maximum duration for temporary event signs is 30 days, 180 proposed

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

**Notes:**  
N/A

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**Appearances**

For Appellant:

Objectors:

Observers:
Date of Hearing:  August 12, 2021  
Time of Hearing:  10:00  
Zone Case 177 of 2021

1030 Haslage Ave

Zoning District: R1D-M  
Ward: 24  
Council District: 1, Councilperson Bobby Wilson  
Neighborhood:  Spring Hill-City View  
Owner:  Hallam Scott  
Applicant:  David Roth  
DCP-ZDR-2021-08015

New construction of 8’x20’ second floor deck at front of single unit dwelling.

Variance: 925.06.A.14  accessory residential feature within front setback

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

Appearances
For Appellant:

Objectors:

Observers: