Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for August 5, 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 5, 2021  
**Time of Hearing:** 9:00  
**Zone Case 143 of 2021**

Mintwood St, parcel 49-P-382

**Zoning District:** R1A-H  
**Ward:** 6  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Lower Lawrenceville  
**Owner:** Barry Edward W & Karen L  
**Applicant:** Ryan England  
DCP-ZDR-2021-00834

New construction three story single family detached dwelling with integral garage.

**Variance:** 903.03.D.2  
15ft front setback required, 7ft proposed  
3ft interior side setback required, 0ft proposed

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**

**Past Cases & Decisions:**  
N/A  
**Notes:**  
N/A
Date of Hearing: August 5, 2021
Time of Hearing: 9:10
Zone Case 151 of 2021

2605 Stromberg St

Zoning District: R1D-H
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Slopes
Owner: McLuckie Steven J
Applicant: Geoffrey DiBenedetto
DCP-ZDR-2021-02083

3-Story framed accessory deck addition to existing 3-story framed single-family dwelling, and a 3-story framed addition to dwelling

Variance: 903.03.D.2 15ft front setback required, 0ft requested

Appearsances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A
Notes:
N/A
Date of Hearing: August 5, 2021
Time of Hearing: 9:20
Zone Case 164 of 2021

Duffield St, parcel 82-E-50

Zoning District: R2-L
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Stanton Heights
Owner: Traffic Effect LLC
Applicant: John Edward Porter
DCP-ZDR-2021-05219,05218,05131

Six new single unit attached houses.

Variance: 903.03.B.2
5,000sq.ft. minimum lot size required, six new lots ranging from 3,017sq. ft. to 3,458sq. ft. proposed

Past Cases & Decisions:
N/A
Notes:
N/A
**Date of Hearing:** August 5, 2021  
**Time of Hearing:** 9:30  
**Zone Case 161 of 2021**  

6500 Hamilton Avenue  

**Zoning District:** UI  
**Ward:** 12  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** Larimer  
**Owner:** Robert Park James Investments LP  
**Applicant:** Chad Wheatley  
**DCP-ZDR-2021-01620**

Interior renovations for core and shell with 61 stall parking lot.

**Variance:** 912.04.B minimum rear setback is 5ft, 0ft requested  
**Variance:** 912.04.C minimum side setback is 10ft, 0ft requested  
**Variance:** 918.03.B.4 all required screening shall be located within the site’s property lines

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

**Objectors:**

**Observers:**

**Past Cases and Decisions:**  
N/A  
**Notes:**  
N/A
Date of Hearing: August 5, 2021
Time of Hearing: 9:40
Zone Case 146 of 2021

719 Liberty Avenue

Zoning District: GT-C
Ward: 2
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Business District
Owner: Public Auditorium Authority of Pittsburgh
Applicant: Alex Lacey
DCP-ZDR-2021-01197

Replace existing signage with electronic signage.

Variance: 919.03.M.7(b) Public Destination Signage are to have no motion or animation; motion is proposed

The maximum total face area of wall signage below 40’ shall not exceed 200 SF; more than 200 SF on Penn Avenue and 7th Street proposed

Variance: 919.03.O.3 Electronic non-advertising signs are not permitted in the GT-C Zone

Variance: 919.03.O.3(d) Changeable copy is limited to 50% of the total permitted sign area; 100% of signage is changeable copy

Variance: 919.03.O.3(e)(i) Electronic non-advertising signs shall not be located within 100’ of a City Designated Historic District; site is within a City Designated Historic District

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: August 5, 2021
Time of Hearing: 9:50
Zone Case 165 of 2021

2968 Fernwald Rd

Zoning District: R1D-L
Ward: 14
Council District: 5, Councilperson Corey O’Connor
Neighborhood: Squirrel Hill South
Owner: Standley Jill
Applicant: Sergei Matveiev
DCP-ZDR-2021-06201

Demolition and reconstruction of front porch at front of existing single-unit detached dwelling, using existing foundation with smaller footprint.

Variance: 903.03.B.2 minimum 30ft front setback required, 20ft proposed

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  August 5, 2021  
Time of Hearing:  10:00  
Zone Case 169 of 2021

2827 Chartiers Ave

Zoning District:  LNC  
Ward:  20  
Council District:  2, Councilperson Theresa Kail-Smith  
Neighborhood:  Sheraden  
Owner:  Shubhsai Inc  
Applicant:  Jeff Bauer  
DCP-ZDR-2020-09120

Change of use of existing one-story building to 1,620 SF Service Station use, with new construction of gas pumps and canopy.

Special Exception:  911.02 the Service Station use is permitted by Special Exception in the LNC zoning district.

Variance:  911.04.A.65(b)  curb cuts are not permitted to be located within 60' of street intersections, proposed curb cut is located within 60’ of the intersection of Hillsboro St. and Lanpark St.

Review:  911.04.A.65(h) parking and driveway areas are required to be located at the rear of the building, the subject property is an irregular corner lot: rear of building and appropriateness of proposed driveway locations to be reviewed

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  August 5, 2021
Time of Hearing:  10:10
Zone Case 163 of 2021

355-357 Baldwin Rd

Zoning District: UI
Ward: 31
Council District: 5, Councilperson Corey O’Connor
Neighborhood: Hays
Owner: 823 LLC
Applicant: Matt Clark
DCP-ZDR-2021-02651

Change of use to two unit residential.

Variance/Review: 911.02  two unit residential is not permitted in the UI zone

Variance: 914.02.A  one off-street parking space required, 0 requested

Appearances
For Appellant:

Objectors:

Observers: