Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for September 2, 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:** September 2, 2021  
**Time of Hearing:** 9:00  
**Zone Case 170 of 2021**  

1007 Winterton St  

**Zoning District:** R1D-M  
**Ward:** 11  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Highland Park  
**Owner:** Watling Richard T & Sunseri Sofia D  
**Applicant:** David Saint-Jacques  
DCP-ZDR-2021-04945

Enclosed of existing porch area on side for use as addition and powder room, new construction of covered front porch.

**Variance:** 903.03.C.2  
minimum 5ft interior side setback required, 2.38ft requested  
minimum 30ft front setback required, 19ft requested

**Appearances**
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:** N/A  
**Notes:** N/A
<table>
<thead>
<tr>
<th>Date of Hearing:</th>
<th>September 2, 2021</th>
</tr>
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<tbody>
<tr>
<td>Time of Hearing:</td>
<td>9:10</td>
</tr>
<tr>
<td>Zone Case 179 of 2021</td>
<td></td>
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<tr>
<td>1247 High St</td>
<td></td>
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<td>Zoning District:</td>
<td>R1A-VH</td>
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<tr>
<td>Ward:</td>
<td>24</td>
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<tr>
<td>Council District:</td>
<td>1, Councilperson Bobby Wilson</td>
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<tr>
<td>Neighborhood:</td>
<td>Spring Garden</td>
</tr>
<tr>
<td>Owner:</td>
<td>Krummert Matthew &amp; Untch Sarah</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Michael Holler</td>
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<tr>
<td>DCP-ZDR-2021-07907</td>
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</tbody>
</table>

Change of use of existing 2-story structure to two unit residential use with no off-street parking.

<table>
<thead>
<tr>
<th>Variance: 911.02</th>
<th>two unit residential use is not permitted in the R1A zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Variance: 914.02.A</td>
<td>one parking space required for the proposed new dwelling unit, no off-street parking is provided</td>
</tr>
</tbody>
</table>

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: September 2, 2021
Time of Hearing: 9:20
Zone Case 182 of 2021
1775 Beechwood Blvd

Zoning District: R1D-VL
Ward: 14
Council District: 5, Councilperson Corey O’Connor
Neighborhood: Squirrel Hill South
Owner: NESBY LLC
Applicant: Rachel German
DCP-ZDR-2021-05811

Interior renovation for change of use of 1,000sq. ft. as retail sales and services (limited) for tutorial center.

Special Exception: 921.02.A.4 change from a one nonconforming use to another

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** September 2, 2021  
**Time of Hearing:** 9:30  
**Zone Case 183 of 2021**

2032 Murray Ave

**Zoning District:** RM,LNC  
**Ward:** 14  
**Council District:** 5, Councilperson Corey O’Connor  
**Neighborhood:** Squirrel Hill South  
**Owner:** Dobkin Beatrice Trust, Schneirov Lawrence  
**Applicant:** Steven Hawkins  
**DCP-ZDR-2021-07577**

Expansion of an existing restaurant (2032 Murray Avenue) into an adjacent commercial space, formerly and most recently a bookstore (2030 Murray Avenue). Minor interior alterations.

**Special Exception:** 911.04.A.57 Special Exception for use as restaurant (general)

**Variance:** 914.02.A 4 parking spaces required, 0 provided

**Appearances**
For Appellant:

**Objectors:**

**Observers:**

**Past Cases and Decisions:**
N/A  
**Notes:**
N/A
Date of Hearing: September 2, 2021  
Time of Hearing: 9:40  
Zone Case 202 of 2021

Middle St, parcel 24-N-9,11

Zoning District: R1A-VH  
Ward: 23  
Council District: 1, Councilperson Bobby Wilson  
Neighborhood: East Allegheny  
Owner: October Real Estate Holdings LLC  
Applicant: Nathan Hart  
DCP-ZDR-2021-09164

New construction of 3 story single family dwellings (one detached, two attached) with integral garages and second floor decks.

Variance: 903.03.E.2

<table>
<thead>
<tr>
<th>Variance</th>
<th>Permitted</th>
<th>Requested</th>
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<tbody>
<tr>
<td>1,200sq.ft.</td>
<td>1,093sq.ft., 1,047sq. ft., and 893.5sq.ft.</td>
<td>5ft interior side setback required, 0ft requested</td>
</tr>
<tr>
<td>5ft exterior side setback required, 0ft requested</td>
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Appearing
For Appellant:

Objectors:

Observers:
Date of Hearing: September 2, 2021
Time of Hearing: 9:50
Zone Case 200 of 2021

308 Boggs Ave

Zoning District: R2-H
Ward: 19
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Mount Washington
Owner: Galasso Guy J & Julie A
Applicant: Galasso Guy J
Dcp-zdr-2021-05156

Review of non-conforming use and rear addition.

Special Exception: 921.02.A.4 change from a one nonconforming use to another (real estate office to animal care limited)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions: N/A
Notes: N/A
Date of Hearing: September 2, 2021
Time of Hearing: 10:00
Zone Case 185 of 2021

5867 Aylesboro Ave

Zoning District: R1D-VL
Ward: 14
Council District: 8, Councilperson Erika Strassburger
Neighborhood: Squirrel Hill North
Owner: Rollett Anthony & Rebecca
Applicant: Ryan Croyle
DCP-ZDR-2021-08093

New 2-car garage and mud room addition to existing single-family residence.

Variance: 903.03.A.2
minimum 30ft rear setback required, 24’9” requested
minimum 30ft exterior side setback required, 14’4” requested

Appearances
For Appellant:

Objectors:

Observers:

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