Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for October 7, 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: October 7, 2021
Time of Hearing: 9:00
Zone Case 197 of 2021

330 46th St

Zoning District: R1A-H
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Owner: 106 Western LLC
Applicant: Ryan Croyle
DCP-ZDR-2021-09257

Expansion of multi-unit dwelling to add one unit.

Special Exception: 921.02.A.1 expansion of a nonconforming use

Variance: 914.02.A one additional parking stall required, none proposed

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** October 7, 2021  
**Time of Hearing:** 9:10  
**Zone Case 210 of 2021**

2945 Banksville Rd

**Zoning District:** NDI  
**Ward:** 20  
**Council District:** 2, Councilperson Theresa Kail-Smith  
**Neighborhood:** Banksville  
**Owner:** Dag Real Estate LLC  
**Applicant:** Brandon Meyer  
**DCP-ZDR-2021-09798**

Install new 48sq. ft. business identification sign with 24sq.ft. electronic portion.

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

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

**Notes:**  
N/A
Date of Hearing: October 7, 2021
Time of Hearing: 9:20
Zone Case 219 of 2021

506 Brownsville Rd

Zoning District: LNC
Ward: 30
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Knoxville
Owner: South Hills Holding 3 LLC
Applicant: Joseph Spinnenweber
DCP-ZDR-2020-09323

Interior renovations for change of use to multi-unit residence with five units.

**Variance:** 914.02.A
five parking spaces required, zero proposed

**Variance:** 914.10.A
one loading space required, zero proposed

**Appearances**
For Appellant:

Objectors:

Observers:
Date of Hearing: October 7, 2021
Time of Hearing: 9:30
Zone Case 223 of 2021

1223 Reddour St

Zoning District: R1A-VH
Ward: 22
Council District: 1, Councilperson Bobby Wilson
Neighborhood: Central Northside
Owner: Pipak Richard E III & Tori E
Applicant: Pipak Tori E
DCP-ZDR-2021-08619

Install parking pad at front of single family dwelling.

Variance: 903.03.E.1 5ft side setback required, 0ft requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: October 7, 2021
Time of Hearing: 9:40
Zone Case 216 of 2021

3532 Melwood Ave

Zoning District: R2-H
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Polish Hill
Owner: Arete Property LP
Applicant: Robert Baumbach
DCP-ZDR-2021-10367

Construction of 14'x22' parking pad at front of existing 2 ½ story single family detached dwelling.

Variance: 925.06.G.1(b) 14'x22' parking pad in front yard proposed

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

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** October 7, 2021  
**Time of Hearing:** 9:50  
**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

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

**Objectors:**

**Observers:**
**Date of Hearing:** October 7, 2021  
**Time of Hearing:** 10:00  
**Zone Case 203 of 2021**

316 S Highland Ave

**Zoning District:** RM-H  
**Ward:** 7  
**Council District:** 8, Councilperson Erika Strassburger  
**Neighborhood:** Shadyside  
**Owner:** Sacred Heart Cong of Pittsburgh  
**Applicant:** Kevin Cordek  
DCP-ZDR-2021-08825

New construction of seven story multi-unit residential building with 19 dwelling units, first floor parking, and dumpster at rear.

**Variance:** 903.03.D.2 the required front setback for primary structures in the RM-H zoning district is 25'. The proposed building has a front setback of approximately 5'.

the required rear setback for primary structures in the RM-H zoning district is 25'. The proposed building has a rear setback of approximately 5'.

the required interior side setback for primary structures in the RM-H zoning district is 10'. The proposed building has interior side setbacks of approximately 6'.

the minimum lot size per unit in the RM-H zoning district is 750 SF. The proposed building has a lot size per unit of 378 SF.

**Variance:** 912.04.B the required rear setback for accessory uses in the RM-H zoning district where the rear lot line is adjacent to a way is 2'. The proposed dumpsters and dumpster enclosures have a rear setback of 0' and encroach into the right-of-way.

**Variance:** 912.04.C the required interior side setback for accessory uses in the RM-H zoning district is 10'. A proposed dumpster has an interior side setback of approximately 6.8'.
**Variance:** 914.09.F  access gates to structured parking are required to be located at least 20' from the right-of-way. An access gate or door to the proposed integral parking is located approximately 5' from the right-of-way.

**Variance:** 916.02.A.9  the required rear setback for primary structures where the rear lot line abuts the rear of property zoned R2 is 30'. The proposed building has a rear setback of approximately 5'.

**Variance:** 916.02.B.1  the maximum permitted height for primary structures within 50' of property zoned residential is 40' (three stories). The proposed building has a height of 84.5' (seven stories).

**Variance:** 916.04.B  dumpsters are required to be located at least 30' from property zoned residential. The proposed dumpsters have a setback of 0' and Greenbriar Way has a width of 20'.

**Appearances**

For Appellant:

Objectors:

Observers:
Date of Hearing: October 7, 2021
Time of Hearing: 10:10
Zone Case 226 of 2021

95 S 24th Street

Zoning District: R1A-VH
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Owner: WAG4 LP
Applicant: Jason Straley
DCP-ZDR-2021-04295

Construction of accessory parking and playground.

Variance: 912.01.D accessory uses in a different zoning lot and zoning district than primary use

Special Exception: 916.04.A,C waiver of residential compatibility standards for site design – playgrounds not permitted within 50’ of residential property, parking not permitted within 15’ of residential property

Special Exception: 919.02.A.1(c ) waiver of residential compatibility setbacks -15’ side setback required; 5’ requested

Variance: 914.09.F 20ft setback for gate required, 16ft requested

Appearances
For Appellant:

Objectors:

Observers: