Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for October 21, 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 21, 2021  
**Time of Hearing:** 9:00  
**Zone Case 205 of 2021**

319 E Carson St

**Zoning District:** RIV-IMU  
**Ward:** 17  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Side Flats  
**Owner:** McKnight River Walk LP  
**Applicant:** Kayla Grenek  
DCP-ZDR-2021-08181

Use of 1,160sq.ft. painted wall sign on entirety of easterly side of on-story structure.

**Variance:** 919.03.M.5 (a)  
maximum permitted sign area is 80sq. ft., 1,160sq. ft. requested  
maximum permitted height above grade is 20ft, 21.72ft requested  
maximum permitted letter height is 4ft, heights up to 15.52ft requested

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

**Objectors:**

**Observers:**

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

**Notes:** N/A
Date of Hearing:  October 21, 2021
Time of Hearing:  9:10
Zone Case 207 of 2021

1954 Perrysville Ave

Zoning District:  R1D-H
Ward:  25
Council District:  6, Councilperson R Daniel Lavelle
Neighborhood:  Perry South
Owner:  Denne David
Applicant:  Denne David
DCP-ZDR-2021-06915

Change of use to two dwelling units.

Special Exception:  921.02.A.4 change from a one nonconforming use to another (community home to two unit dwelling)

Appealances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A
Notes:
N/A
**Date of Hearing:** October 21, 2021  
**Time of Hearing:** 9:20  
**Zone Case 237 of 2021**

7319 Baker Street  

**Zoning District:** H  
**Ward:** 10  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Morningside  
**Owner:** Colbert Yalonda & Roderick J  
**Applicant:** Colbert Joshua  
**DCP-ZDR-2021-02945**

New construction of three unit residence.

**Variance:** 905.02.C  
maximum lot disturbance is 50%, 100% requested

**Variance:** 911.02  
three unit residential use is not permitted in the H zoning district

**Appearances**

**For Appellant:**

**Objectors:**

**Observers:**

<table>
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<th>Past Cases &amp; Decisions:</th>
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**Date of Hearing:** October 21, 2021  
**Time of Hearing:** 9:30  
**Zone Case 225 of 2021**  

701 Hazelwood Ave  

**Zoning District:** R1D-H  
**Ward:** 15  
**Council District:** 5, Councilperson Corey O’Connor  
**Neighborhood:** Greenfield  
**Owner:** Winnie Venture Capital LLC  
**Applicant:** John Rafoth  
**DCP-ZDR-2021-09253**  

Install new business identification wall sign for Greenfield Veterinary Hospital.  

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

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

**Objectors:**  

**Observers:**  

**Past Cases and Decisions:** N/A  
**Notes:** N/A
Date of Hearing:  October 21, 2021  
Time of Hearing:  9:40  
Zone Case 222 of 2021  

6219 Nicholson Street  

Zoning District:  R2-L  
Ward:  14  
Council District:  5, Councilperson  
Neighborhood:  Squirrel Hill South  
Owner:  Cook Seth J & Lisa  
Applicant:  Patrick Murray  
DCP-ZDR-2021-10143  

Construction of 14ft retaining wall.  

Variance:  915.02.A.1(e )  
maximum height of retaining wall  
10ft permitted, 14ft proposed  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions:  
N/A  
Notes:  
N/A
Date of Hearing: October 21, 2021
Time of Hearing: 9:50
Zone Case 244 of 2021

Armandale Street, parcel 23-E-181,182

Zoning District: R1A-VH
Ward: 25
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Northside
Owner: G& B CONSULTING PARTNERS LLC, MURCHISON WILLIE J & ANNA T (W)
Applicant: Christopher Bonadio
DCP-ZDR-2021-10977

New construction of two four story attached single family dwellings with ground floor integral garages.

Variance: 903.03.E.2 maximum height 40ft/3 stories permitted, 4 stories requested

Variance: 919.09.J.1(a) garage access from rear yard for single unit attached residential uses, requesting front access for both units

Variance: 925.06.G.1(d) rooftop deck in rear side yard

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: October 21, 2021  
Time of Hearing: 10:00  
Zone Case 227 of 2021

6600 Northumberland St  

Zoning District: RM-M  
Ward: 14  
Council District: 8, Councilperson Erika Strassburger  
Neighborhood: Squirrel Hill North  
Owner: Steele Sharon J  
Applicant: Darren Lloyd  
DCP-ZDR-2021-09694

New construction of 10'x15' one story addition, pergola, and 6' high fence at rear of single-family dwelling.

Variance: 925.06.A.2 fence height maximum of 4ft exterior side permitted, 6ft requested

Variance: 925.06.G.1(k) accessory use (pergola) within interior side yard setback, closer to lot property line than primary structure

Appearances  
For Appellant:  

Objectors:  

Observers:  

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