Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for November 18, 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: November 18, 2021  
Time of Hearing: 9:00  
Zone Case 256 of 2021  

58 Sterling St  

Zoning District: R1D-H  
Ward: 16  
Council District: 3, Councilperson Bruce Kraus  
Neighborhood: South Side Slopes  
Owner: Chappel Sarah V  
Applicant: Graf Paul  
DCP-ZDR-2021-11475  

Construct residential deck.  

Variance: 903.03.D.2 minimum 15ft front setback required, 8.75ft requested  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases & Decisions: N/A  
Notes: N/A
**Date of Hearing:** November 18, 2021  
**Time of Hearing:** 9:10  
**Zone Case 242 of 2021**

500 Ross St  

**Zoning District:** GT-B  
**Ward:** 2  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Central Business District  
**Owner:** Mellon Bank NA  
**Applicant:** Ken Wolfe  
**DCP-ZDR-2021-10498**

Install new signage for parking garage.

**Variance:** 919.03.O.3  
Electronic non advertising signs not permitted in GT zone

**Variance:** 919.03.M.8  
Maximum permitted sign area is 9sq. ft., 12sq. ft. proposed

**Appearances**  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A
Date of Hearing: November 18, 2021
Time of Hearing: 9:20
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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A
Notes:
N/A
Date of Hearing: November 18, 2021
Time of Hearing: 9:30
Zone Case 247 of 2021

5406 Duncan Street

Zoning District: Hillside
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Upper Lawrenceville
Owner: LIEGEY MATTHEW T & GOODMAN AMY E (W)
Applicant: Darren Lloyd
DCP-ZDR-2021-09786

New construction of three-story single family detached dwelling with integral 2-car garage, retaining wall, and 14’x16’ roof deck.

Variance: 905.02.C Maximum 50% area of disturbance in Hillside (H) Zoning district (exceeding maximum)

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** November 18, 2021  
**Time of Hearing:** 9:40  
**Zone Case 243 of 2021**

434 5th Ave

**Zoning District:** GT-A, GT-B  
**Ward:** 2  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Central Business District  
**Owner:** 2020 RC Kaufmann Owner LLC  
**Applicant:** Bill Sittig  
**DCP-ZDR-2021-11187**

Canopy signs for Target, wall and projecting signage for off-site parking.

**Variance:** 919.03.M.7(e)  
Canopy signs cannot project above or below canopy; proposed canopy signs project above and below canopy.  
Maximum height of canopy sign is 8", 4'6" proposed

**Variance:** 919.03.M.8  
Maximum area of a projecting sign 9 sq ft permitted; 13 sq ft proposed

**Variance:** 919.02.B  
Advertising signs not permitted in the GT zones

**Appearances**

**For Appellant:**

**Objectors:**

**Observers:**

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<thead>
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<th>Past Cases and Decisions:</th>
<th>N/A</th>
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<td>Notes:</td>
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**Date of Hearing:** November 18, 2021  
**Time of Hearing:** 9:50  
**Zone Case 229 of 2021**

1630 Penn Ave  

**Zoning District:** UI  
**Ward:** 2  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Strip District  
**Owner:** Kamin Penn Ave Restaurant LLC  
**Applicant:** David Harris  
DCP-ZDR-2021-08079

New construction of bank with drive-through, use of one story 2,079sq. ft. structure as bank or financial institution (limited) with accessory drive-through at front and seven stall parking lot (one accessible, six standard) at site’s easterly side.

**Variance:** 913.03.F requesting drive-through use in the UI zoning district

**Appearances**  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:** N/A  
**Notes:** N/A
Date of Hearing: November 18, 2021
Time of Hearing: 10:00

Zone Case 246 of 2021

1306 Chicago St

Zoning District: R1D-L, P
Ward: 26
Council District: 1, Councilperson Bobby Wilson
Neighborhood: Northview Heights
Owner: Housing Authority City of Pittsburgh
Applicant: Fukui Architects
DCP-ZDR-2021-11021

New construction of 43-unit, 4-story residential building for use as multi-family dwelling with 36 parking spaces.

Variance: 911.02 multiunit residential use is not permitted in the R1D and P zoning districts

Variance: 903.03.B.2 accessory residential parking is located within exterior side yard setback

Variance: 905.01.C, 903.03.B.2 maximum height exceeded 3 stories

Variance: 912.01.D off-street parking is located in different zoning district than primary use

Variance: 914.04.A accessory residential parking within front setback

Alternatively, Special Exception: 921.02.A.3 Relocation of structures containing nonconforming uses

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: November 18, 2021
Time of Hearing: 10:10
Zone Case 240 of 2021

200 Stratford Ave

Zoning District: R3-M
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: Friendship
Owner: JLB Investment Properties LLC
Applicant: Craig Lydon
DCP-ZDR-2021-05867

Interior renovations to add one unit to existing multi-unit residence.

Variance: 903.03.C.2  minimum lot size per unit is 1,800 sq. ft., 820.5 sq. ft. requested
Variance: 914.02.A  minimum 6 parking spaces required, three requested
Special Exception: 921.02.1  expansion of a legal non-conforming use is a Special Exception

Appearances
For Appellant:

Objectors:

Observers: