Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for December 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:** December 2, 2021  
**Time of Hearing:** 9:00  
**Zone Case 235 of 2021**

155 S 15th Street

**Zoning District:** R1A-VH  
**Ward:** 17  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Side Flats  
**Owner:** Felician Sisters of North America Real Estate Trust  
**Applicant:** Theresa Golden  
**DCP-ZDR-2021-10086**

Interior renovations for change of use to emergency shelter, use of 3 story structure as community home with 6 off-site parking spaces at 176 S 16th street.

**Special Exception:** 914.07.G.2(a) Special Exception of off-site parking

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

Objectors:

Observers:
**Date of Hearing:** December 2, 2021  
**Time of Hearing:** 9:10  
**Zone Case 248 of 2021**

75 Hopper Pl

**Zoning District:** RIV-IMU  
**Ward:** 6  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Strip District  
**Owner:** Three Crossing 2.0 G LP  
**Applicant:** Ken Wolf, Shamrock Signs  
**DCP-ZDR-2021-11782**

Placement of three signs on the building.

**Variance:** 919.03.M.5(a)  
signs shall be mounted no higher than 20ft above grade; 60ft high is requested for sign 1 and 85.5ft high for sign 2

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

**Objectors:**

**Observers:**

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

**Notes:**  
N/A
<table>
<thead>
<tr>
<th><strong>Date of Hearing:</strong></th>
<th>December 2, 2021</th>
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<tbody>
<tr>
<td><strong>Time of Hearing:</strong></td>
<td>9:20</td>
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<tr>
<td><strong>Zone Case 261 of 2021</strong></td>
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<tr>
<td>5263 Dresden Way</td>
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<td><strong>Zoning District:</strong></td>
<td>LNC</td>
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<td><strong>Ward:</strong></td>
<td>6</td>
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<td><strong>Council District:</strong></td>
<td>7, Councilperson Deborah Gross</td>
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<td><strong>Neighborhood:</strong></td>
<td>Upper Lawrenceville</td>
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<td><strong>Owner:</strong></td>
<td>3600 Penn Associates LLC</td>
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<td><strong>Applicant:</strong></td>
<td>Brian Morrin</td>
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<td><strong>DCP-LOT-2021-01330</strong></td>
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Subdivision of one lot into two lots.

**Variance:** 904.02  
minimum 20ft rear setback required, 3ft and 14ft requested

**Variance:** 926.129  
lots must have frontage on a street

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

**Notes:**  
N/A

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**
**Date of Hearing:** December 2, 2021  
**Time of Hearing:** 9:30  
**Zone Case 251 of 2021**

299 38th St

**Zoning District:** LNC  
**Ward:** 6  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Lower Lawrenceville  
**Owner:** Wylie Holdings LP  
**Applicant:** Brian Morrin  
DCP-LOT-2021-01302

Subdivision of one lot into two lots.

**Variance:** 904.02.C  
maximum FAR 2:1; existing structure on lot 2 would exceed the maximum FAR

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

**Notes:**  
N/A

<table>
<thead>
<tr>
<th><strong>Appearances</strong></th>
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Date of Hearing: December 2, 2021
Time of Hearing: 9:40
Zone Case 254 of 2021

815 Freeport Rd

Zoning District: EMI
Ward: 12
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Lincoln-Lemington-Belmar
Owner: City of Pittsburgh
Applicant: Emily Jones
DCP-ZDR-2021-11759

Installation of one double-faced illuminated 124.71 sq. ft. ground sign for UPMC St Margaret Hospital.

Variance: 919.03.M.3 (b) maximum 50 sq. ft. total face area for ground signs permitted, 124.71 sq. ft. requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: December 2, 2021  
Time of Hearing: 9:50  
Zone Case 166 of 2021  

1611 Saint Patrick St  

Zoning District: H  
Ward: 17  
Council District: 3, Councilperson Bruce Kraus  
Neighborhood: South Side Slopes  
Owner: Marsam Leasing LLC  
Applicant: Shimon Zimovsky  
DCP-ZDR-2019-06763  

New construction of 3 story, one unit detached dwelling with integral garage.  

Variance: 905.02.C  
the maximum area of disturbance is 50%, proposed area of disturbance exceeds 50%  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions: N/A  
Notes: N/A
**Date of Hearing:** December 2, 2021  
**Time of Hearing:** 10:00  
**Zone Case 249 of 2021**  

5434 Kentucky Ave  

**Zoning District:** RM-M  
**Ward:** 7  
**Council District:** 8, Councilperson Erika Strassburger  
**Neighborhood:** Shadyside  
**Owner:** JRAB LLC  
**Applicant:** Kevin Cordek  
DCP-ZDR-2021-11758  

New construction of six-story, 30-unit building with 16 integral parking spaces and ten surface parking spaces at rear.  

**Variance:** 903.03.C.2  
55 feet (not to exceed 4 stories) height maximum in RM-M district (69.5’, 6 stories requested)  
under 1,800 s.f. Minimum Lot Size Per Unit in RM-M (531.83’ per unit requested)  
under 25’ minimum Front Setback in RM-M (5’ requested)  
under 10’ minimum Interior Sideyard Setback in RM-M (5.75’ requested)  

**Special Exception:** 916.02.B.1  
Building Height Exceeding forty feet/ (3) Stories Within 100 Feet of Residential  

**Special Exception:** 916.04.C  
Parking within 15 feet of property zoned RM  

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

**Objectors:**  

**Observers:**
Date of Hearing: December 2, 2021  
Time of Hearing: 10:10  
Zone Case 258 of 2021  

279 45th St  

Zoning District: R1A-H  
Ward: 9  
Council District: 7, Councilperson Deborah Gross  
Neighborhood: Central Lawrenceville  
Owner: Wylie Holdings  
Applicant: Brian Morrin  
DCP-LOT-2021-01320  

Subdivision of one lot into two lots.  

**Variance:** 903.03.D.2  
1,800sq. ft. minimum lot size required,  
760sq. ft. and 1,440sq. ft. requested  
15ft rear setback required, 10ft and 2ft  
requested  

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

**Appearances**  
For Appellant:  

**Objectors:**  

**Observers:**