Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for December 9, 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 9, 2021  
**Time of Hearing:** 9:00  
**Zone Case 257 of 2021**

1304 Forbes Ave

**Zoning District:** EMI  
**Ward:** 1  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Bluff  
**Owner:** Duquesne University  
**Applicant:** Emily Jones  
**DCP-ZDR-2021-11306**

Install identification signage for UPMC Cooper Fieldhouse.

**Variance:** 919.03.M.3  
maximum height 40ft above grade permitted, 40’7” requested (UPMC Cooper Fieldhouse sign)

**Variance:** 919.01.E  
signage may not project above the Roofline (Duquesne University sign)

**Appearances**  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A
Date of Hearing: December 9, 2021
Time of Hearing: 9:10
Zone Case 262 of 2021

5107 Dresden Way

Zoning District: LNC
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Upper Lawrenceville
Owner: 3600 Penn Associates LLC
Applicant: Brian Morrin
DCP-LOT-2021-01323

Subdivision of one lot into two lots.

Variance: 904.02 minimum 20ft rear setback required, 5ft and 4ft requested

Variance: 926.129 lots must have frontage on a street

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: December 9, 2021
Time of Hearing: 9:20
Zone Case 263 of 2021

5109 Dresden Way

Zoning District: LNC
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Upper Lawrenceville
Owner: 3600 Penn Associates LLC
Applicant: Brian Morrin
DCP-LOT-2021-01322

Subdivision of one lot into two lots.

Variance: 904.02 minimum 20ft rear setback required, 8ft and 4ft requested

Variance: 926.129 lots must have frontage on a street

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: December 9, 2021
Time of Hearing: 9:30
Zone Case 265 of 2021

1709 Saw Mill Run Blvd

Zoning District: NDI
Ward: 29
Council District: 4, Councilperson Anthony Coghill
Neighborhood: Carrick
Owner: Realty Income Corporation
Applicant: Michael Rivette, Ryan Price
DCP-ZDR-2021-00536

Install new signs for gas station.

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

motion in electronic non-advertising signs is prohibited

the face of such sign shall not project above or below the marquee or canopy, shall not exceed eight (8) inches in height; proposed sign projects above canopy and is 5' in height

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
### Date of Hearing: December 9, 2021
### Time of Hearing: 9:40
### 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

### Past Cases and Decisions:
N/A

### Notes:
N/A
Date of Hearing:  December 9, 2021
Time of Hearing:  9:50
Zone Case 264 of 2021

925 E Carson St

Zoning District:  RIV-IMU
Ward:  17
Council District:  3, Councilperson Bruce Kraus
Neighborhood:  South Side Flats
Owner:  Lazarevic Sonia & Loran
Applicant:  Michael Rivette
DCP-ZDR-2021-00145

Install new signs for gas station.

Variance:  919.03.O.3  electronic non-advertising signs not permitted in RIV-IMU zoning district

motion in electronic non-advertising signs is prohibited

the face of such sign shall not project above or below the marquee or canopy, shall not exceed eight (8) inches in height; proposed sign projects above canopy and is 5’ in height

Appearances
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions:  
N/A

Notes:  
N/A
Date of Hearing: December 9, 2021
Time of Hearing: 10:00
Zone Case 259 of 2021

183 44th St

Zoning District: R1A-VH
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Owner: EDMONSON SEAN & WARDEN ALEXIS
Applicant: John Simpson
DCP-ZDR-2021-12869, DCP-ZDR-2021-10430

Use of 14’ x 4’ first floor deck with roof and 3’ x 33’ deck with stairs at grade at rear of single unit residence. Tear down existing garage and construct new garage.

Variance: 903.03.E.2
5ft interior side setback required, 0ft Proposed (decks and garage)

2ft rear setback required, 0ft proposed for garage

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions: N/A
Notes: N/A
Date of Hearing: December 9, 2021
Time of Hearing: 10:10
Zone Case 267 of 2021

1663 Suburban Ave

Zoning District: R1D-H
Ward: 19
Council District: 4, Councilperson Anthony Coghill
Neighborhood: Beechview
Owner: Superior Properties Group INC
Applicant: Shaun Cusick
DCP-ZDR-2021-10505

Change of use to four unit dwelling and four parking spaces.

Variance: 903.03.D.2 5ft side setback required, 0ft requested for parking pad

Special Exception: 921.02.A,4 change from a one nonconforming use to another (two unit plus lodgers to multi-unit residential with 4 units)

Appearances
For Appellant:

Objectors:

Observers:

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