Zoning Board of Adjustment Hearing Agenda for January 6, 2022

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: January 6, 2022
Time of Hearing: 9:00
Zone Case 252 of 2021

32 Revere Way

Zoning District: R2-H
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Polish Hill
Owner: Wylie Holdings LP
Applicant: Brian Morrin
DCP-LOT-2021-01326

Subdivision of one lot into two lots.

Variance: 903.03.D.2
15ft minimum rear setback required, 11ft and 8.5ft requested
1,800sq. ft. minimum lot size required, 900sq. ft. and 1,100sq. ft. requested

Variance: 926.129
at least one frontage upon a street
Required

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A
Date of Hearing: January 6, 2022
Time of Hearing: 9:10
Zone Case 253 of 2021

3513 Sardis Way

Zoning District: LNC
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lower Lawrenceville
Owner: Wylie Holdings LP
Applicant: Brian Morrin
DCP-LOT-2021-01329

Subdivision of one lot into two lots.

Variance: 903.03.D.2 20ft minimum rear setback required, 11.5ft and 8ft requested

Variance: 926.129 at least one frontage upon a street Required

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: January 6, 2022
Time of Hearing: 9:20
Zone Case 9 of 2022

726 53rd Street

Zoning District: R1A-VH
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Upper Lawrenceville
Owner: Borsch Douglas & Tracy
Applicant: Page Thomas
DCP-ZDR-2021-05449

Construction of new single family dwelling.

**Variance:** 903.03.E.2  15ft rear setback required, 0ft requested

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<th>Past Cases &amp; Decisions:</th>
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Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: January 6, 2022
Time of Hearing: 9:30
Zone Case 2 of 2022

4060 Woolslayer Way

Zoning District: R1A-VH
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Bloomfield
Owner: Romito Leonard J
Applicant: Lisa Whitney
DCP-ZDR-2021-07003

Change of use to car wash.

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

Variance: 911.02.10 curb cuts shall be located at least 60ft from the intersection, 30ft requested

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** January 6, 2022  
**Time of Hearing:** 9:40  
**Zone Case 5 of 2022**

4116 Main St

**Zoning District:** R1A-VH  
**Ward:** 9  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Bloomfield  
**Owner:** Aniszewski Louis & Laverne  
**Applicant:** Nick Teodori  
**DCP-ZDR-2021-05738**

Install new business identification wall sign.

**Variance:** 919.01.F  
Signs for nonconforming uses require review by the Zoning Board of Adjustment

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

**Notes:**  
N/A
Date of Hearing: January 6, 2022  
Time of Hearing: 9:50  
Zone Case 269 of 2021  

3021 Landis St  

Zoning District: R1D-H  
Ward: 20  
Council District: 2, Councilperson Theresa Kail-Smith  
Neighborhood: Sheridan  
Owner: Karpeles Manuscript Library  
Applicant: Dominic Woods  
DCP-ZDR-2021-10785  

Change of use to cultural service (general).  

Variance: 911.04.A.19  

Variance: cultural service (general) is not permitted use in the R1D zoning district  

Appeal:  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions: N/A  
Notes: N/A
Date of Hearing: January 6, 2022  
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: 316 S Highland Associates LLC  
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’.

Past Cases and Decisions: N/A  
Notes: N/A
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: January 6, 2022  
Time of Hearing: 10:10  
Zone Case 255 of 2021  

5173 Dresden Way  
Zoning District: LNC  
Ward: 10  
Council District: 7, Councilperson Deborah Gross  
Neighborhood: Upper Lawrenceville  
Owner: Wylie Holdings LP  
Applicant: Brian Morrin  
DCP-LOT-2021-01331  

Subdivision of one lot into two lots.  

Variance: 904.02  
90% maximum lot coverage required,  
100% requested  

Past Cases & Decisions:  
N/A  

Notes:  
N/A  

Appearances  
For Appellant:  

Objectors:  

Observers: