Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for January 13, 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 13, 2022
Time of Hearing: 9:00
Zone Case 260 of 2021

4222 Geneva St

Zoning District: RIA-H
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Owner: Wylie Holdings LP
Applicant: Brian Morrin
DCP-LOT-2021-01319

Subdivision of one lot into two lots.

Variance: 903.03.D.2  1,800sq. ft. minimum lot size required, 1,001sq. ft. and 926sq. ft. requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A
**Date of Hearing:** January 13, 2022  
**Time of Hearing:** 9:10  
**Zone Case 268 of 2021**

3445 Spring Way

**Zoning District:** R1A-H  
**Ward:** 6  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Lower Lawrenceville  
**Owner:** Wylie Holdings LP  
**Applicant:** Brian Morrin  
**DCP-LOT-2021-01328**

Subdivision of one lot into two lots.

**Variance:** 903.03.D.2  
1,800 sq. ft. minimum lot size required,  
1,066 sq. ft. requested

**Variance:** 926.129  
at least one frontage upon a street  
required

Appearsances  
For Appellant:

Objectors:

Observers:
Date of Hearing: January 13, 2022
Time of Hearing: 9:20
Zone Case 4 of 2022

4737 Friendship Ave

Zoning District: R1A-H
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: Bloomfield
Owner: Scullion Robert E & Janet M
Applicant: Edward Bruni Jr
DCP-ZDR-2021-10880

Construct 16’x22’ elevated deck at rear with parking pad under deck.

Variance: 909.03.D.2/912.04.C
5ft side setback required, 0ft and 4ft requested

Variance: 912.04.B
2ft rear setback required, 0ft requested

Past Cases & Decisions:
N/A

Notes:
N/A

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: January 13, 2022
Time of Hearing: 9:30
Zone Case 7 of 2022

27 S 18th St

Zoning District: RIV-RM
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Owner: Quinn Carrie W
Applicant: Jeremy Anderson
DCP-ZDR-2021-11414

Construct residential addition.

Variance: 903.03.D.2 maximum height permitted 3 stories, 4 stories proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: January 13, 2022
Time of Hearing: 9:40
Zone Case 10 of 2022

5472 Penn Ave

Zoning District: LNC, R3-M
Ward: 8
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Friendship
Owner: Pittsburgh Glass Center
Applicant: Ryan Indovina
DCP-ZDR-2021-10611

Two-story expansion of existing two-story glass blowing studio (Pittsburgh Glass Center) over adjacent surface parking lot.

Special Exception: 916.02.A.2 Interior Sideyard Abuts Rear of ‘R’ Property (waiver requested)

Special Exception: 916.02.A.7 Rear Abuts Interior Sideyard of ‘R’ Property (waiver requested)

Special Exception: 916.02.B.1 Building height exceeding 40 feet within 50 feet of residential zone (44.94’ requested)

Special Exception: 916.04 (c) Parking/loading located within fifteen feet of residential zone (waiver requested)

Variance: 914.02.A 25 off-street required for 27,278 sf of Art/Studio Use (12 requested)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: January 13, 2022
Time of Hearing: 9:50
Zone Case 6 of 2022

2767 Liberty Ave

Zoning District: UI
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Strip District
Owner: Liberty Estate PIT LLC
Applicant: Angela Baehr
DCP-ZDR-2021-10682

Change of use to grocery store.

Special Exception: 914.07.G.2 Use of 28 stall parking area at 2736 Penn Ave as off-site parking

Variance: 914.02.A 162 parking spaces required, 49 provided

Variance: 904.07 10’ side setback required, 0’ requested (parking)

2’ rear setback required, 0’ requested (parking, dumpsters)

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: January 13, 2022
Time of Hearing: 10:00
Zone Case 8 of 2022

6539 Aylesboro Ave

Zoning District: R2-L
Ward: 14
Council District: 8, Councilperson Erika Strassburger
Neighborhood: Squirrel Hill North
Owner: Sene Jean Jacques & Ramatoulaye
Applicant: Steven Hawkins
DCP-ZDR-2021-12804

Construct residential accessory shed.

Variance: 903.03.B.2/912.04.C
5ft side setback required, 4’4” requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
**Date of Hearing:** January 13, 2022  
**Time of Hearing:** 10:10  
**Zone Case 206 of 2021**

5535 Hobart St, 2032 & 2036 Wendover St

**Zoning District:** RM-M  
**Ward:** 14  
**Council District:** 5, Councilperson Corey O’Connor  
**Neighborhood:** Squirrel Hill South  
**Owner:** Covode Properties LLC  
**Applicant:** Steven Hawkins  
**DCP-ZDR-2021-06880, 09344, 09343**

Expansion of multi-unit dwelling.

**Variance:** 903.03.C.2 minimum lot size per unit 1,800sq. ft. permitted, 787.8sq. ft, 314sq. ft., and 1,206.6sq. ft. proposed

**Special Exception:** 914.07.G.2(a) use of off-site parking at 5562 Hobart St

**Appearance**  
For Appellant:

**Objectors:**

**Observers:**