Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for January 20, 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 20, 2022  
Time of Hearing: 9:00  
Zone Case 11 of 2022  

318 Cedar Ave

Zoning District: CP  
Ward: 23  
Council District: 1, Councilperson Bobby Wilson  
Neighborhood: East Allegheny  
Owner: Madison Home Associates  
Applicant: Steve Brescia  
DCP-ZDR-2021-10976

Use of new 80 sf wall sign and 108 sf ground sign for Giant Eagle grocery store.

Variance: 919.03.M.3(a)  
Maximum 80’ square feet face area for wall signs in RP (92 square feet requested)

Variance: 919.03.M.3(b)  
Maximum height of ground sign 20 feet from top of sign to grade and face area of 50 square feet (height exceeding 20’ and face area of 108 square feet requested)

Appearances  
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:  
N/A

Notes:  
N/A
New construction of six single unit (attached) residences.

Variance: 903.03.C.2 Minimum lot size is 3,200 SF; 1,734 SF requested

Minimum lot size per unit is 1,800 SF; 734 SF requested

Minimum interior side setback is 10'; 0' requested

Variance: 912.04.A Minimum front setback for accessory parking is 25'; 0' requested

Variance: 912.04.C Minimum side setback for accessory decks is 10'; 0' requested

Variance: 914.09..J.1(a) Parking spaces for single unit attached residences must be accessed from the rear yard if available; access from front requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: January 20, 2022
Time of Hearing: 9:20
Zone Case 1 of 2022

334 Harmar St

Zoning District: R2-H
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Polish Hill
Owner: Wylie Holdings LP
Applicant: Brian Morrin
DCP-LOT-2021-01332

Subdivision of one lot into two lots.

Variance: 903.03.D.2  1,800 sf minimum lot size, 1,750 and 1,250 requested

15’ minimum rear setback, 7’ and 15’ Requested

Variance: 926.129  Lots must have frontage on a street

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** January 20, 2022  
**Time of Hearing:** 9:30  
**Zone Case 250 of 2021**

3434 Bethoven St

**Zoning District:** RM-M  
**Ward:** 6  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Polish Hill  
**Owner:** Wylie Holdings  
**Applicant:** Brian Morrin  
**DCP-LOT-2021-01317**

Subdivision of one lot into two lots.

**Variance:** 903.03.D.2  
3,200 sf minimum lot size required, 2,200sf requested  
25' minimum rear setback, 17’ requested

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**
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<thead>
<tr>
<th>Date of Hearing:</th>
<th>January 20, 2022</th>
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<tbody>
<tr>
<td>Time of Hearing:</td>
<td>9:40</td>
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<tr>
<td>Zone Case 12 of 2022</td>
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<tr>
<td>3635 Bethoven St</td>
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<td>Zoning District:</td>
<td>R2-M</td>
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<td>Ward:</td>
<td>6</td>
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<td>Council District:</td>
<td>7, Councilperson Deborah Gross</td>
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<td>Neighborhood:</td>
<td>Polish Hill</td>
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<td>Owner:</td>
<td>Clifford Matthew</td>
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<td>Applicant:</td>
<td>Clifford Matthew</td>
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<td>DCP-ZDR-2021-10317</td>
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<td>Rebuild front porch.</td>
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<td>Variance:</td>
<td>903.03.C.2</td>
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<td>5ft side setback required, 0ft and 3.6ft requested</td>
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<td>30ft front setback required, 0ft requested</td>
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<td>Past Cases and Decisions:</td>
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<td>Appearances</td>
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<td>For Appellant:</td>
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<td>Objectors:</td>
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<td>Observers:</td>
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Date of Hearing: January 20, 2022
Time of Hearing: 9:50
Zone Case 15 of 2022

500 N Sheridan Ave

Zoning District: R1A-H
Ward: 11
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: East Liberty
Owner: Hollingsworth Darren & Haufler Adrienne
Applicant: Ankur Dobriyal
DCP-ZDR-2021-11492

New construction of 21'4'' x 21'4'' two-car rear garage.

Variance: 925.06.G.2(a) accessory use closer to neighboring property line than building line of primary structure

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** January 20, 2022  
**Time of Hearing:** 10:00  
**Zone Case 94 of 2021**

1607 Manhattan St

**Zoning District:** R2-H  
**Ward:** 21  
**Council District:** 5, Councilperson Corey O’Connor  
**Neighborhood:** Manchester  
**Owner:** Harris Anthony L  
**Applicant:** John Francona  
DCP-ZDR-2021-01343

3 unit single family with shared driveway; one existing unit to be renovated and to have addition; 2 new single family dwellings

**Variance:** 903.03.D.2/925.06.C  
15' exterior side setback required,  
10' proposed (plan right new single family dwelling primary structure)

3' side setback required, 0' side setback  
(primary structure, plan left new single family dwelling)

**Variance:** 903.03.D.2  
minimum lot size per unit (1728 proposed,  
1800 required)

15' rear setback required, 13' requested  
(primary structure, plan left new single family dwelling)

**Variance:** 903.03.D.2/912.04.C  
15' exterior side setback required, 0'  
proposed (6' tall privacy fence at rear)

5' interior side setback required,  
0' proposed (accessory decks, porch)

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

**Objectors:**

**Observers:**
**Date of Hearing:** January 20, 2022  
**Time of Hearing:** 10:10  
**Zone Case 16 of 2022**

1807 Fulton St

**Zoning District:** R1A-VH  
**Ward:** 21  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Manchester  
**Owner:** Light of The Age Mosque  
**Applicant:** Gregory Peterson  
**DCP-ZDR-2020-03936**

New construction of one-story structure as Religious Assembly (General). Special Exception for use previously approved in Case 134 of 2020.

**Variance:** 914.02  
20 off-street parking spaces required, none provided

**Special Exception:** 914.11.A.1  
20 off-street parking spaces required, none provided

**Appearances**

For Appellant:

Objectors:

Observers:
Date of Hearing: January 20, 2022
Time of Hearing: 10:20
Zone Case 47 of 2022

346 Joncaire St

Zoning District: R2-H
Ward: 4
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Central Oakland
Owner: Crawford John LLC
Protestant: Guy Giampolo
DCP-PAP-2021-01652

Appeal of determination by the Zoning Administrator that the subdivision of the Subject Property (DCP-LOT-2021-00983), approved by Planning Commission on October 26, complies with the Code’s requirement for street frontage.

Appeal: 926.129 Appeal of the Zoning Administrators determination that the easements providing access to Joncaire Street for lots created by the subdivision fronting onto Yarrow Way fulfill the Code’s requirement for street frontage.

Appeal
For Appellant:

Objectors:

Observers: