Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for February 10, 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:   February 10, 2022  
Time of Hearing:   9:00  
Zone Case 19 of 2022  

4036 Perrysville Ave  

Zoning District:  R1D-L  
Ward:  26  
Council District:  1, Councilperson Bobby Wilson  
Neighborhood:  Perry North  
Owner:  Fresh Start Capital LLC  
Applicant:  Lindsey Kingston  
DCP-ZDR-2021-13416  

Use of 2 ½-story structure as two-unit residence with no off-street parking.  

Variance:  911.02  continue occupancy for two unit dwelling  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases & Decisions:  
N/A  
Notes:  
N/A
Date of Hearing: February 10, 2022
Time of Hearing: 9:10
Zone Case 26 of 2022

4250 Murray Ave

Zoning District: LNC
Ward: 15
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Greenfield
Owner: 101 Kappa Drive Associates #1
Applicant: Steve Brescia, Dan Waddell
DCP-ZDR-2021-10922

Install replacement signage for Giant Eagle.

Variance: 919.03.M.5(a) maximum sign area permitted 80 sq. ft., 163 sq. ft. proposed
maximum height above grade 20 ft permitted, 24 ft proposed

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: February 10, 2022
Time of Hearing: 9:20
Zone Case 36 of 2022

7527 Rosemary Rd

Zoning District: R1D-L
Ward: 14
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Point Breeze
Owner: Segal Lee S & Susan S
Applicant: Harry Levine
DCP-ZDR-2021-14669

Construct carport.

Variance: 912.04.C minimum 5ft side setback required, 0ft proposed

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** February 10, 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 27,2781 sf of Art/Studio Use (12 requested)

**Appearances**  
For Appellant:

Objectors:

Observers:

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

**Notes:** N/A
**Date of Hearing:** February 10, 2022  
**Time of Hearing:** 9:50  
**Zone Case 68 of 2022**  

225 N Dithridge St  

**Zoning District:** RM-VH  
**Ward:** 4  
**Council District:** 8, Councilperson Erika Strassburger  
**Neighborhood:** North Oakland  
**Owner:** PLP Dithridge Investments LLC  
**Protestant:** Maxwell Stanfield  
**Appeal:** DP-PAP-2022-00022  

Zoning Use Determination.  

**Appeal:** 911.02  
Appeal of the Zoning Administrator’s determination that the current operation of the fraternity does not meet the Code’s definition of “Fraternity/Sorority.”  

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

**Notes:**  
N/A  

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**Appealances**  
**For Appellant:**  

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**Objectors:**  

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**Observer**
Date of Hearing: February 10, 2022
Time of Hearing: 10:00
Zone Case 27 of 2022

525 S Aiken Ave, parcels 51-L-35,25, 51-R-179

Zoning District: UNC, RM-H
Ward: 7
Council District: 8, Councilperson Erika Strassburger
Neighborhood: Shadyside
Owner: National Apartment Leasing CO
Applicant: Ryan Indovina
DCP-ZDR-2021-12140

New construction of 12-story, 132-feet high multi-unit residential building with 131 dwelling units and 57 integral parking spaces.

Variance: 903.03.D.2 Min. Lot Size Per Unit – 750 SF permitted; approx. 159 SF requested

- Min. Front Setback is 25 feet; approx. 2’-6” requested
- Min. Exterior Sideyard Setback is 25 feet; approx. 9’-9” requested
- Min. Interior Sideyard Setback is 10 feet; 0’ requested

- Maximum Height in RM-H is 85’ not to exceed 9 stories; 132’ and 12 stories requested

Variance: 904.04.C FAR in UNC when located within 1,500 ft of a Major Transit Facility permitted to be 4:1; approx. 5.1:1 requested

- Maximum height in the UNC when located within 1,500 ft of a Major Transit Facility permitted to be 60’ not to exceed 4 stories; 132’ and 12 stories requested

Variance: 914.02.A 99 parking spaces required with Bicycle reduction; 57 spaces requested
Variance: 914.05.A  45 bicycle parking spaces required; 32 requested

Special Exception: 916.02.A.1.C  Min. Interior Sideyard Setback required to be 15'; 0 requested

Special Exception: 916.02.B.1  Structures or portions of structure shall not exceed 50’ or 4 stories in height when located within 50 feet of property zoned R1A; Greater than 40’; 7 stories proposed

Special Exception: 916.02.B.2  Structures or portions of structures shall not exceed 50’ or 4 stories in height when located 51’ to 100’ from property zoned R1A; 132’ and 12 stories requested

Appearances
For Appellant:

Objectors:

Observers: