Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for February 3, 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.
<table>
<thead>
<tr>
<th>Date of Hearing:</th>
<th>February 3, 2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Time of Hearing:</td>
<td>9:00</td>
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<tr>
<td>Zone Case 18 of 2022</td>
<td></td>
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<tr>
<td>3922 Liberty Ave</td>
<td></td>
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<td>Zoning District:</td>
<td>R1A-H</td>
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<tr>
<td>Ward:</td>
<td>6</td>
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<td>Council District:</td>
<td>7, Councilperson Deborah Gross</td>
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<tr>
<td>Neighborhood:</td>
<td>Lower Lawrenceville</td>
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<tr>
<td>Owner:</td>
<td>Lamagna Rosmarie &amp; Randazzo Carol</td>
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<tr>
<td>Applicant:</td>
<td>Joanne Walker</td>
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<td>DCP-ZDR-2021-13042</td>
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<td>Obtain occupancy for two unit dwelling.</td>
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<td>Variance:</td>
<td>911.02</td>
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<td></td>
<td>use of 2 ½ story structure as two unit residence with no off-street parking</td>
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</tbody>
</table>

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

**Notes:**
N/A

**Appearances**
For Appellant:

Objectors:

Observers:
Date of Hearing:  February 3, 2022
Time of Hearing:  9:10
Zone Case 20 of 2022

5800 Wellesley Ave

Zoning District:  R1D-L
Ward:  11
Council District:  7, Councilperson Deborah Gross
Neighborhood:  Highland Park
Owner:  Stehouwer David T & Vanderbrink Jenna Sue
Applicant:  Matt Diersen
DCP-ZDR-2021-13779

Change of use from 3-family attached dwelling to two-family attached dwelling with one story addition and porch.

Special Exception:  921.02.A.4 Change from one nonconforming use to another nonconforming use (three unit to two unit)

Variance:  903.03.B.2 Minimum 3,000 sf lot size per unit (2,999 sf requested)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: February 3, 2022
Time of Hearing: 9:20
Zone Case 164 of 2021

Duffield St, parcel 82-E-50

Zoning District: R2-L
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Stanton Heights
Owner: Traffic Effect LLC
Applicant: John Edward Porter
DCP-ZDR-2021-05219,05218,05131

Six new single unit attached houses.

Variance: 903.03.B.2  5,000sq.ft. minimum lot size required, six new lots ranging from 3,017sq. ft. to 3,458sq. ft. proposed

Variance: 903.03.B.2 (primary), 912.04.A & C (accessory)  minimum front setback 30ft, 20ft requested for primary structures, and 0ft requested for accessory parking

Variance: 915.02.A.1.e  maximum 10ft retaining wall required, 16ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A
Date of Hearing: February 3, 2022
Time of Hearing: 9:30
Zone Case 17 of 2022

5622 Bartlett St

Zoning District: R2-L
Ward: 14
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Squirrel Hill South
Owner: Jacobs Family Trust
Applicant: Darren Lloyd
DCP-ZDR-2021-13704

Construct second floor addition to the existing garage at the rear of the single unit residence.

Variance: 912.04.B               minimum 5ft rear setback required, 0ft requested

Variance: 912.04.E               maximum height 15ft permitted, 19.5ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
**Date of Hearing:**  February 3, 2022  
**Time of Hearing:**  9:40  
**Zone Case 22 of 2022**

5152 Penn Ave

**Zoning District:**  LNC  
**Ward:**  8  
**Council District:**  7, Councilperson Deborah Gross  
**Neighborhood:**  Bloomfield  
**Owner:**  Lubarski John R  
**Applicant:**  Lisa Whitney  
**DCP-ZDR-2021-10628**

Change of use to childcare.

**Special Exception:**  914.07.G.2(a) use of one off-site parking space at 5101 Penn Ave

**Appearances**  
For Appellant:

Objectors:

Observers:
Date of Hearing: February 3, 2022
Time of Hearing: 9:50
Zone Case 14 of 2021

1104 Pocono St

Zoning District: R1D-L
Ward: 14
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Swisshelm Park
Owner: Short James T
Applicant: Douglas Sipp
DCP-ZDR-2021-01817

Residential addition and deck.

Variance: 903.03.C.2
minimum 30ft exterior side setback required, 20.4ft requested for deck
minimum 30ft front setback required, 5.2ft requested for parking pads, 24.15ft for addition

Appearances
For Appellant:

Objectors:

Observers:
Install replacement signage for Giant Eagle.

**Variance:** 919.03.M.5(a)  
maximum sign area permitted 80sq. ft.,  
284 sq. ft. proposed  
maximum height above grade 20ft  
permitted, 36ft' proposed

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**
Date of Hearing: February 3, 2022
Time of Hearing: 10:10
Zone Case 25 of 2022

1165 McKinney Ln

Zoning District: AP
Ward: 20
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Ridgemont
Owner: PC Legacy LP
Applicant: Steve Brescia, Dan Waddell
DCP-ZDR-2021-10150

Install replacement signage for Giant Eagle.

Variance: 919.03.M.5(a)  maximum sign area permitted 80sq. ft.,
445 sq. ft. proposed

maximum height above grade 20ft
permitted, 38’7” proposed

Appearances
For Appellant:

Objectors:

Observers: