Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for February 17, 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 17, 2022  
**Time of Hearing:**  9:00  
**Zone Case 28 of 2022**  

263 Emerson St  

**Zoning District:**  R1A-H  
**Ward:**  7  
**Council District:**  8, Councilperson Erika Strassburger  
**Neighborhood:**  Shadyside  
**Owner:**  West Properties LP  
**Applicant:**  Adria Zawicki  
DCP-ZDR-2021-12540  

Interior renovations to convert structure into two unit dwelling, with two car integral garage at front, two surface parking spaces in rear, and second floor deck.  

**Variance:**  911.02  
Two-Unit Residential use in Single-Unit Attached Residential Zoning district  

**Variance:**  925.06.G.1(b)  
Use of parking in front setback  

**Variance:**  925.06.A.14.1  
Porch in front setback greater than 9 feet in depth.  

**Appearances**  
For Appellant:  

Objectors:  

Observers:
Date of Hearing: February 17, 2022
Time of Hearing: 9:10
Zone Case 21 of 2022

Cliff St, parcel 9-M-143,146,147

Zoning District: RM-M
Ward: 3
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Crawford-Roberts
Owner: Housing Authority City of PITTSBURGH
Applicant: Nathan Huggins
DCP-ZDR-2019-05963

New construction of three single unit attached dwellings.

Variance: 903.03.C.2
minimum front setback is 25ft, 19ft requested
minimum interior side setback is 10ft, 5ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing:  February 17, 2022
Time of Hearing:  9:20
Zone Case 35 of 2022

254 40th Str, parcel 49-K-61

Zoning District:  P
Ward:  6
Council District:  7, Councilperson Deborah Gross
Neighborhood:  Lower Lawrenceville
Owner:  City of Pittsburgh
Applicant:  Eric Brightman
DCP-ZDR-2021-12945

Renovation of City Park.

Variance:  912.04.E  maximum height of accessory structure permitted is 15ft, 22ft proposed

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

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: February 17, 2022
Time of Hearing: 9:30
Zone Case 30 of 2022

1228 N Sheridan Ave

Zoning District: R1D-L
Ward: 11
Council District: 7, Councilperson Deborah Gross
Neighborhood: Highland Park
Owner: Elmer Jonathan & Mislin David
Applicant: Alan Dunn
DCP-ZDR-2021-10266

Enclose residential porch.

Variance: 903.03.B.2  30ft front setback required, 29.5ft requested

Past Cases and Decisions:
N/A
Notes:
N/A
Date of Hearing: February 17, 2022  
Time of Hearing: 9:40  
Zone Case 32 of 2022

3646 California Ave

Zoning District: LNC  
Ward: 27  
Council District: 1, Councilperson Bobby Wilson  
Neighborhood: Brighton Heights  
Owner: Goodrich William F & Lazzara Beth A  
Applicant: Randi Giacobbi  
DCP-ZDR-2021-11667

Obtain occupancy for existing 7-stall surface parking lot situated between Massachusetts and California Avenues.

Special Exception: 914.07.G.2(a) parking on a different zoning lot than a primary structure

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: February 17, 2022
Time of Hearing: 9:50
Zone Case 37 of 2022

Hays Run, parcel 31-G-200

Zoning District: GI, UI, R2-L, P
Ward: 31, 16
Council District: 3, Councilperson Bruce Kraus & 5, Councilperson Corey O’Connor
Neighborhood: Hays, Arlington
Owner: URA of City of Pittsburgh
Applicant: ML Meier
DCP-LOT-2021-01634

Subdivision of parcel into three lots.

Variance: 905.02.C 3,200sq. ft. minimum lot size required, 2,434sq. ft. requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: February 17, 2022
Time of Hearing: 10:00
Zone Case 53 of 2022

320 Cedarhurst St
parcels 15-M-98,99,102,103,104,126,127,131

Zoning District: R2-H
Ward: 18
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Beltzhoover
Owner: Beltzhoover Consensus Group
Applicant: Thomas Swisher
DCP-ZDR-2021-15367

Change into multi-unit apartments and site work to add parking area
(Existing building includes 24 units, Building Addition includes 12
units, and Two Duplexes includes 4 units)

Variance: 911.02 use change from two unit residential to multi-unit residential

Variance: 912.04.A minimum 15ft front setback required for a parking space

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** February 17, 2022  
**Time of Hearing:** 10:10  
**Zone Case 40 of 2022**

312 Richey Ave

**Zoning District:** R1D-M  
**Ward:** 26  
**Council District:** 1, Councilperson Bobby Wilson  
**Neighborhood:** Perry North  
**Owner:** Walnoha Adrienne L  
**Applicant:** Daniel Little  
DCP-ZDR-2021-13662

Use of 10'9" x 19' one car parking pad at front of single unit residence, 0ft from front and interior side setback.

**Variance:** 912.04.A  
required front setback is 30ft, 0ft requested

**Variance:** 912.04.C  
required side setback is 5ft, 0ft requested

**Appearances**

For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A