Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for March 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: March 10, 2022
Time of Hearing: 9:00
Zone Case 48 of 2022

Camp St, parcels 27-B-19, 27-B-18, 27-B-17

Zoning District: R2-L
Ward: 5
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Upper Hill
Owner: URA OF PITTSBURGH
Applicant: Erin Godolin
DCP-ZDR-2021-15573, 15574, 14328

Use of two story structure as single unit detached residence with no off-street parking.

Variance: 912.04.C minimum 5ft side setback required, Less requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions: N/A
Notes: N/A
**Date of Hearing:** March 10, 2022  
**Time of Hearing:** 9:10  
**Zone Case 39 of 2022**

510 Market St

**Zoning District:** GT-A  
**Ward:** 2  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Central Business District  
**Owner:** THREE PNC RESIDENTIAL LLC  
**Applicant:** Jack Harnick  
**DCP-ZDR-2021-10784**

Installation and use of one (1) 4’11” x 15’11-3/16” sign atop existing canopy.

**Variance:** 919.03.M.7.(e)  
Canopy signs shall not exceed 8 inches in height, project above the canopy (sign on canopy and exceeding 8” in height)

**Appearances**  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A
Date of Hearing: March 10, 2022
Time of Hearing: 9:20
Zone Case 41 of 2022

5859 Ferree St

Zoning District: R2-L
Ward: 14
Council District: 8, Councilperson Erika Strassburger
Neighborhood: Squirrel Hill North
Owner: Levine Morton & Betty
Applicant: Brandon Bowman
DCP-ZDR-2021-12000

Use of 6ft tall fence in front and exterior side yards.

Variance: 925.06.A.2 maximum permitted fence height if 4ft, 6ft requested

Variance: 925.06.A.3 required exterior side setback is 30ft, 1ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A
Notes:
N/A
**Date of Hearing:** March 10, 2022  
**Time of Hearing:** 9:30  
**Zone Case 50 of 2022**

163 Saint Clair St  
**Zoning District:** AP  
**Ward:** 8  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** East Liberty  
**Owner:** Pennley Park South INC  
**Applicant:** Kolano Design  
**DCP-ZDR-2021-14895**  

Installation of six signs.

**Variance:** 919.03.M.5(a)  
one sign per tenant is permitted; multiple signs for one tenant are requested  

*If signs 1, 2, 3, and 5 are reviewed as wall signs:*

**Variance:** 919.03.M.1(c)  
signs above 80 IN from grade shall project no more than 3FT from building; proposed are 6FT 2IN (sign 1), 6FT 6IN (sign 2), and 13 FT (sign 4)  

*If signs 1, 2, 3, and 5 are reviewed as canopy signs:*

**Variance:** 919.03.M.5(c)  
the face of such sign shall not project above or below the canopy, shall not exceed 8IN in height, shall not project more than 6IN from the canopy face; proposed are signs above and below the canopy, greater than 8 IN in height, and placed more than 6 IN form the canopy face (signs 1, 2 and 4)

**Appearances**  
For Appellant:

Objectors:

Observers:
Date of Hearing: March 10, 2022
Time of Hearing: 9:40
Zone Case 233 of 2021

242 51st St

Zoning District: UI
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Owner: Barr Properties INC
Applicant: Legh York
DCP-ZDR-2021-08276

Construct addition and rooftop deck, and accessory dumpster enclosure for existing spirit restaurant. Removing two parking spaces.

Variance: 912.04.C minimum 10ft interior side setback required, 0ft requested

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** March 10, 2022  
**Time of Hearing:** 9:50  
**Zone Case 74 of 2022**

810 W North Ave

**Zoning District:** UI, NDI  
**Ward:** 22  
**Council District:** 1, Councilperson Bobby Wilson  
**Neighborhood:** Central Northside  
**Owner:** 810 W North Ave Associates LP  
**Applicant:** Brent Houck  
**DCP-ZDR-2021-14309**

Renovation of existing four story building into multi-unit residential with 38 dwelling units and accessory, off-site parking and other features.

**Variance:** 912.01.D  
Residential accessory uses (i.e. parking, dumpster, plaza) not in same Zoning district as primary use.

**Special Exception:** 914.07.G.2(a)  
Off-Site parking for residential use

**Variance:** 925.06.G.2(a)  
Accessory parking in setbacks and closer to neighboring property line than primary structure

**Appearances**

For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A
**Date of Hearing:** March 10, 2022  
**Time of Hearing:** 10:00  
**Zone Case 51 of 2022**

537 Watt St  

**Zoning District:** RM-M  
**Ward:** 5  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Middle Hill  
**Owner:** Tiffany Clark  
**Applicant:** Tiffany Clark  
**DCP-ZDR-2021-14174**

Construction and use of accessory private garden with shed and fence on two existing vacant lots.

**Variance:** 925.06.A.2  
fence higher than 4ft in exterior side yard

**Variance:** 912.01.D  
accessory use not on the same zoning lot as primary use

**Appearances**  
For Appellant:  

Objectors:  

Observers:
**Date of Hearing:** March 10, 2022 (continued from 2/10/22)  
**Time of Hearing:** 10:10  
**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 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: