Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for March 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:** March 17, 2022  
**Time of Hearing:** 9:00  
**Zone Case 55 of 2022**  

2430 Woodward Ave  

**Zoning District:** R1D-M  
**Ward:** 19  
**Council District:** 4, Councilperson Anthony Coghill  
**Neighborhood:** Brookline  
**Owner:** Olugbade Yewande Tolulope  
**Applicant:** Olugbade Yewande Tolulope  
DCP-ZDR-2021-13916

Change of use to two unit residential.

**Variance:** 911.02  
Two unit residential is not permitted in the R1D zone.

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

**Notes:** N/A
Date of Hearing: March 17, 2022
Time of Hearing: 9:10
Zone Case 111 of 2021

4004 Vinceton St

Zoning District: R1D-M
Ward: 26
Council District: 1, Councilperson Bobby Wilson
Neighborhood: Perry North
Owner: Wong Richard K
Applicant: Amy Bennardo
DCP-ZDR-2021-01138

Use of 3-story structure as three unit dwelling with no off-street parking.

Variance: 911.02 use as three unit residential is not permitted in the R1D zone

Past Cases and Decisions:
ZBA 111 of 2021, applicant’s request for use of building as three unit dwelling was denied without prejudice.

Notes:
N/A

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: March 17, 2022  
Time of Hearing: 9:20  
Zone Case 34 of 2022  
1250 Idlewood Rd  

Zoning District: RM-M,P  
Ward: 28  
Council District: 2, Councilperson Theresa Kail-Smith  
Neighborhood: East Cranegie  
Owner: Picard James R  
Applicant: Picard James R  
DCP-ZDR-2021-11393, 10585

Construct residential garage and retaining wall, replacing second floor deck.

<table>
<thead>
<tr>
<th>Variance</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>912.01.B</td>
<td>Accessory structures shall be subordinate in area, extent and purpose to the primary use or structure served; 3,700 sq ft residential accessory garage proposed</td>
</tr>
<tr>
<td>915.02.A.1(e)</td>
<td>Maximum height of retaining walls permitted is 10'; 15' proposed</td>
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<tr>
<td>903.03.C.2</td>
<td>minimum 25 ft exterior side setback required, 2 ft for deck and ramp requested</td>
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</tbody>
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Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases & Decisions:  
N/A  
Notes:  
N/A
Date of Hearing:  March 17, 2022  
Time of Hearing:  9:30  
Zone Case 54 of 2022  

166 39th St  

Zoning District:  R1A-VH  
Ward:  6  
Council District:  7, Councilperson Deborah Gross  
Neighborhood:  Lower Lawrenceville  
Owner:  Gentile Antonio Jr  
Applicant:  Robert Baumbach  
DCP-ZDR-2021-13253  

Change of use to vehicle/equipment repair (limited).  

Special Exception:  921.02.A.4 change from a one nonconforming use to another  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions:  
N/A  

Notes:  
N/A
Date of Hearing: March 17, 2022
Time of Hearing: 9:40
Zone Case 56 of 2022

5538 Phillips Ave

Zoning District: RM-M
Ward: 14
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Squirrel Hill South
Owner: Davidson Chaim & Nina
Applicant: Fukui Architects
DCP-ZDR-2021-11292

Construct addition for residential garage and front porch enclose.

**Variance:** 903.03.C.2  minimum 25ft front setback required, 2ft Requested
                      minimum 10ft side setback required, 0ft and 6ft requested

Appeances
For Appellant:

Objectors:

Observers:
Date of Hearing: March 17, 2022
Time of Hearing: 9:50
Zone Case 58 of 2022

2415 Leticoe St

Zoning District: H
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Slopes
Owner: Daniel Maloney
Applicant: Daniel Maloney
DCP-ZDR-2021-01742

Construction of new single family dwelling.

Special Exception: 911.02 use as single unit attached residential

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions: N/A
Notes: N/A
Date of Hearing:  March 17, 2022
Time of Hearing:  10:00
Zone Case 61 of 2022

Lincoln Ave parcel 125-B-279

Zoning District:  R1D-M
Ward:  12
Council District:  9, Councilperson Rev Ricky Burgess
Neighborhood:  Larimer
Owner:  Penn Pioneer Enterprises LLC
Applicant:  Lisa Whitney
DCP-ZDR-2021-15670,15671

New construction of an attached 2-story single family residence.

Variance:  911.02 single unit attached use is not permitted in the R1D zone

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: March 17, 2022
Time of Hearing: 10:10
Zone Case 38 of 2022

48 Holt St

Zoning District: R1D-H
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Slopes
Owner: SCHWEIKERT RICHARD P & SHERRIE D FLICK (W)
Applicant: David Roth
DCP-ZDR-2021-11649

Use of 14’3” x 29’ one car parking pad as accessory to single unit residence (50 Holt Street) on adjacent lot (one Zoning lot).

Variance: 925.06.G.1(b) Accessory parking stall in sideyard closer to neighboring property line than primary structure

Appearances
For Appellant:

Objectors:

Observers: