Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for April 21, 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: April 21, 2022
Time of Hearing: 9:00
Zone Case 70 of 2022 (will be rescheduled)

5302 Duncan St

Zoning District: R1A-VH
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Upper Lawrenceville
Owner: Eichelberger William
Applicant: Anthony Rosa
DCP-LOT-2022-00092

Two lot subdivision.

Variance: 903.03.E.2  3ft side setback required, 0ft requested

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** April 21, 2022  
**Time of Hearing:** 9:10  
**Zone Case 71 of 2022**

7524 Carriage Ln

**Zoning District:** RP-14  
**Ward:** 14  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** Point Breeze  
**Owner:** Bernstein Joshua David  
**Applicant:** David Chase  
**DCP-ZDR-2021-15544**

Construction of front accessory structure (covered porch).

**Variance:** 912.04.A  
Accessory structures shall comply with the front setback and front yard standards that apply to primary uses

**Variance:** 912.04.F  
Unless attached to the primary structure, accessory structures shall be located at least three feet from primary structure; structure located closer than three feet

**Variance:** 925.06.A.14  
Covered open porch structure is greater than nine feet in depth

**Appearances**
**For Appellant:**

**Objectors:**

**Observers:**
Date of Hearing: April 21, 2022
Time of Hearing: 9:20
Zone Case 49 of 2022

120 5th Ave

Zoning District: GT-C
Ward: 2
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Business District
Owner: PGH National Bank Trustee
Applicant: Ken Wolfe
DCP-ZDR-2021-14963

Install new wall signage, canopy signage, and ground signage.

Variance: 919.03.M.1.b Wall Sign A2 face area exceeds a vertical measurement of 20 feet

Variance: 919.03.M.7.a.i Wall Signs A1, A2, and A3 are mounted higher than 40 feet above grade

Wall Signs A1 and A3 exceed 80 square feet. A1 is 107.19 SF and A3 is 87 SF

Variance: 919.03.M.7.a.ii Wall Signs C1.001 and C1.002 exceed 80 square feet. C1.001 is 114.3 SF and C1.002 is 114 SF

Variance: 919.03.M.7.e Sign A4 projects above canopy and letters are 17 inches in height

Past Cases & Decisions:
N/A

Notes:
N/A

Appearances
For Appellant:

Objectors:

Observers:
Zone Case 82 of 2022
1727 Bedford Ave

Zoning District: RM-M
Ward: 3
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Crawford-Roberts
Owner: Daisy Wilson Artist Community INC
Applicant: Rob Pfaffmann
DCP-ZDR-2022-01200

Install wall, awning, and banner signage for August Wilson House.

Review: 919.01.F signs for non-conforming uses require review by ZBA

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: April 21, 2022
Time of Hearing: 9:40
Zone Case 79 of 2022

6625 Aylesboro Ave

Zoning District: RM-M
Ward: 14
Council District: , Councilperson
Neighborhood: Squirrel Hill North
Owner: Leibowicz Joseph & Angela
Applicant: Leibowicz Joseph
DCP-ZDR-2021-13685

New construction of accessory residential garage, use of 18.1’x23.5’
one story detached garage and a 165sq. ft. new deck at rear of
single unit residence.

Variance: 903.03.C.2, 912.04 interior side setback required 10ft,
provided 0ft

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: April 21, 2022
Time of Hearing: 9:50
Zone Case 91 of 2022

1210 Brighton Rd

Zoning District: LNC
Ward: 22
Council District: 1, Councilperson Bobby Wilson
Neighborhood: Central Northside
Owner: O'Donnell Jameson McCoy
Applicant: Ariel Wright
DCP-ZDR-2021-13720

Proposed 8ft high fence.

Variance: 912.04.K(2) maximum 6ft fence height permitted

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** April 21, 2022 (continued from March 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

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**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

**Appearsances**  
For Appellant:

**Objectors:**

**Observers:**