Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for April 14, 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 14, 2022
Time of Hearing:  9:00
Zone Case 73 of 2022

6517 Dean St

Zoning District:  RM-M
Ward:  12
Council District:  9, Councilperson Rev Ricky Burgess
Neighborhood:  Lincoln-Lemingto-Belmar
Owner:  Shari Gilad & David
Applicant:  Chelsea Mague
DCP-LOT-2022-00113

Subdivision of parcel into 4 lots.

Variance:  903.03.C.2 minimum lot size 3,200 sq. ft. required, 1,481-2,003 sq. ft. requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A
Date of Hearing: April 14, 2022
Time of Hearing: 9:10
Zone Case 69 of 2022

2650 California Ave

Zoning District: R1A-H
Ward: 27
Council District: 1, Councilperson Bobby Wilson
Neighborhood: Marshall-Shadeland
Owner: Hygher Hyghts Realty LLC
Applicant: Scott Masartis
DCP-ZDR-2021-14699

Install business identification sign on roof, use of 10’x4.75’ sign on
roof of existing one story structure.

Special Exception: 919.01.F sign identifying nonconformities

Past Cases and Decisions:
N/A

Notes:
N/A

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: April 14, 2022
Time of Hearing: 9:20
Zone Case 72 of 2022

Wickliff St parcel 80-H-234

Zoning District: R1A-VH
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Upper Lawrenceville
Owner: 5255 Lawrenceville LUX Home LLC
Applicant: Kenneth Karas
DCP-ZDR-2021-12989

New construction of single unit dwelling, three story structure with first floor and third floor decks, and two car tandem parking spaces at rear.

Variance: 903.03.E.2 5ft interior side setback required, 9'' requested

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

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: April 14, 2022
Time of Hearing: 9:30
Zone Case 75 of 2022

145 S 12th St

Zoning District: R1A-VH
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Owner: Baxendell Eric J
Applicant: James Marasti
DCP-ZDR-2021-15656

Continued use of an existing two-story structure for restaurant and apartment above, use of 1,380 sq. ft. on the first floor as a restaurant (limited); two-unit residence on the second and third floor; and detached garage with four parking spaces at rear yard.

Review: 911.02 continued use as a nonconforming restaurant
two unit residence in the R1A zone

Past Cases and Decisions:
N/A

Notes:
N/A

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** April 14, 2022  
**Time of Hearing:** 9:40  
**Zone Case 33 of 2022**

241 N Aiken Ave

**Zoning District:** R2-H  
**Ward:** 10  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** Garfield  
**Owner:** Aiasha Properties LLC  
**Applicant:** Mohammad Akbar  
**DCP-ZDR-2021-14196**

New 6ft tall fence along northerly, westerly, and easterly property lines of single unit residence.

**Variance:** 925.06.A.2  
maximum fence height of 4ft in front and exterior side yard permitted, 6ft requested

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

**Objectors:**

**Observers:**

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<th>Past Cases and Decisions:</th>
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### Date of Hearing: April 14, 2022
### Time of Hearing: 9:50
### Zone Case 78 of 2022

6210 Penn Ave

**Zoning District:** UNC  
**Ward:** 7  
**Council District:** 8, Councilperson Erika Strassburger  
**Neighborhood:** Shadyside  
**Owner:** Eastside Limited Partnership  
**Applicant:** Richard Siegfried  
DCP-ZDR-2022-00499

Interior and exterior renovations for fit out of new restaurant (general).

**Special Exception:** 911.04.A.57 use of 4,230sq. ft. as restaurant (general)

### Appearances

For Appellant:

Objectors:

Observers:

### Past Cases and Decisions:
N/A

### Notes:
N/A
Date of Hearing: April 14, 2022
Time of Hearing: 10:00
Zone Case 76 of 2022

523 S Murtland St

Zoning District: R1D-L
Ward: 14
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Point Breeze
Owner: REIMER NICHOLAS H & SILEANU FLORENTINA E (W)
Applicant: Yoko Tai
DCP-ZDR-2022-00184

Enclose existing residential porch.

Variance: 903.03.B.2  30ft front setback required, 16.5ft requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  April 14, 2022  
Time of Hearing:  10:10  
Zone Case 81 of 2022  

137 Merrimac St  

Zoning District:  R1D-H  
Ward:  19  
Council District:  2, Councilperson Theresa Kail-Smith  
Neighborhood:  Mount Washington  
Owner:  Harry Schamberger  
Applicant:  Harry Schamberger  
DCP-ZDR-2022-01241  

New 1 car 21’x25’ parking pad at front of single family dwelling.  

Variance:  912.04.L(3) parking pad less than 5ft front of primary structure  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases & Decisions:  
N/A  
Notes:  
N/A
**Date of Hearing:** April 14, 2022  
**Time of Hearing:** 10:20  
**Zone Case 80 of 2022** (continued from 4-7-22)

6633 Northumberland St

**Zoning District:** RM-M  
**Ward:** 14  
**Council District:** 8, Councilperson Erika Strassburger  
**Neighborhood:** Squirrel Hill North  
**Owner:** Zhang Jiangyang  
**Appellant:** Adam Long  
DCP-PAP-2022-00078

Appeal of the approval of zoning application #DCP-ZDR-2020-05624 for the new construction of a four-unit multi-unit residential building.

**Appeal:** 923.03.B.1  
Appeal of the approval of zoning application #DCP-ZDR-2020-05624 for the new construction of a four-unit multi-unit residential building.

**Appearances**  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A