Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for May 5, 2022

Board meetings will be hosted on Zoom and streamed on YouTube Live on the [Pittsburgh City Planning YouTube page](https://pittsburghpa.gov/dcp/upcoming). To join the Zoom webinar, use the link: [https://us02web.zoom.us/j/85171125255](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](https://pittsburghpa.gov/dcp/upcoming). 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](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: May 5, 2022
Time of Hearing: 9:00
Zone Case 93 of 2022

2432 Beechwood Blvd

Zoning District: R2-L
Ward: 14
Council District: 5, Councilperson Corey O’Connor
Neighborhood: Squirrel Hill South
Owner: Kazzaz Jeremy
Applicant: PFAFFMAN & ASSOCIATES
DCP-ZDR-2022-01281

Proposed 4.3’x9.5’ one story addition at front of existing single unit residence.

Variance: 903.03.B.2 one story addition within required 30’ front setback

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  May 5, 2022  
Time of Hearing:  9:10  
Zone Case 85 of 2022

2627 Murray Ave

Zoning District: RM-M  
Ward: 14

Council District: 5, Councilperson Corey O’Connor  
Neighborhood: Squirrel Hill South  
Owner: Morrowfield Apartments LP

Applicant: Monique Gillespie  
DCP-ZDR-2022-00953

Use of 1,100 sq. ft. as animal care (limited) or retail sales and services (limited) for dog grooming on first floor.

Variance: 911.02  
change of use to dog grooming

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: May 5, 2022
Time of Hearing: 9:20
Zone Case 98 of 2022

2655 E Carson St

Zoning District: SP-5
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Owner: Pittsburgh SSW1 NOTE Owners LLC
Applicant: Jack Harnick
DCP-ZDR-2021-14168

Installation of signage for retail tenant on existing three story building.

Variance: 919.03.M.5(a) canopy sign extending above canopy and higher than 8” in height

Appearances
For Appellant:

Objectors:

Observers:
<table>
<thead>
<tr>
<th>Date of Hearing:</th>
<th>May 5, 2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Time of Hearing:</td>
<td>9:30</td>
</tr>
<tr>
<td>Zone Case 96 of 2022</td>
<td></td>
</tr>
</tbody>
</table>

442 52nd St

**Zoning District:** R1A-VH  
**Ward:** 10  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Upper Lawrenceville  
**Owner:** Butchkoski Joshua J  
**Applicant:** Lisa Whitney  
DCP-ZDR-2022-02018

New construction of 4 story single unit residence.

**Variance:** 903.03.E.2 maximum height 40ft/3 stories permitted, 4 stories requested

**Appearances**

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A
Date of Hearing: May 5, 2022
Time of Hearing: 9:40
Zone Case 94 of 2022
Marlow St (addresses TBD), parcel 20-M-59

Zoning District: RP
Ward: 20
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Elliott
Owner: The Overlook at West End Pointe II LLC
Applicant: Ian Booe
DCP-ZDR-2022-01258

New construction of four townhomes.

Variance: 909.02.C.2(b) maximum FAR is 0.45
Variance: 909.02.C.2(d) max height for RP adjacent to R1D-M and Parks is 40 ft. not to exceed 3 stories
Variance: 909.02.C.2(e) and 903.03.C.2 Setbacks in the PUD shall follow the adjacent Zoning Districts, here R1D-M and Parks, requiring front is 30FT, Rear is 30 FT, Interior Side is 5 FT, and Exterior Side is 30 FT.
Variance: 909.02.D.5(a) Total Open Space of 7,910 SF is required; Zero is provided.
Variance: 909.02.D.5(b) Usable Open Space of 4,520 SF is required; Zero is provided.
Variance: 909.02.D.52(c) Recreation space of 678 SF is required; Zero is provided.
Variance: 912.04.A and C Accessory structures follow front and side setbacks; request for accessory structures and uses shown in the proposed setbacks.
Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** May 5, 2022  
**Time of Hearing:** 9:50  
**Zone Case 101 of 2022**

5838 Baum Blvd  

**Zoning District:** UNC  
**Ward:** 8  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** East Liberty  
**Owner:** Pittsburgh Institute of Mortuary Science Inc  
**Applicant:** Steven Victor  
**DCP-ZDR-2021-10358**

Demolition of existing one-story structure for use as off-street parking area with 20 parking spaces for Pittsburgh Institute of Mortuary Science.

**Variance:** 922.04.E.3(e)(i) No corner lot shall be used as off-street parking unless the parking area serves as a shared parking area. No shared parking proposed.

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

<table>
<thead>
<tr>
<th>Appearances</th>
</tr>
</thead>
<tbody>
<tr>
<td>For Appellant:</td>
</tr>
</tbody>
</table>

| Objectors: |

| Observers: |
Date of Hearing: May 5, 2022
Time of Hearing: 10:00
Zone Case 102 of 2022

217 Seward St

Zoning District: R1D-M
Ward: 19
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Duquesne Heights
Owner: Check Raise Properties LLC
Applicant: Page Thomas
DCP-ZDR-2021-05527

Demolition and new construction of two Single-Unit Attached Residential Dwelling Units.

Variance: 911.02 R1A is not a permitted use in the R1D zoning district

Variance: 903.03.C.2 Minimum Lot Size in the Moderate Density Subdistrict is 3,200 SF. Lot 217 proposed to be 2,400 SF and Lot 217B proposed to be 2,715 SF.

Appearances
For Appellant:

Objectors:

Observers: