Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for May 12, 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: May 12, 2022
Time of Hearing: 9:00
Zone Case 104 of 2022

1214 Boyle St

Zoning District: R1A-VH
Ward: 22
Council District: 1, Councilperson Bobby Wilson
Neighborhood: Central Northside
Owner: Seiden David & Magy Darylin
Applicant: Seiden David
DCP-ZDR-2021-13997

15'3-1/2" x 11'3" two-story addition at rear and 20'25'6" one story addition with three car integral garage, each with rooftop decks, accessory to existing single-unit attached residence.

Variance: 925.06.G.1(j) rooftop terrace atop garage being closer to property line than existing building

Appearances
For Appellant:

Objectors:

Observers:
<table>
<thead>
<tr>
<th><strong>Date of Hearing:</strong></th>
<th>May 12, 2022</th>
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<tbody>
<tr>
<td><strong>Time of Hearing:</strong></td>
<td>9:10</td>
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<tr>
<td><strong>Zone Case 75 of 2022</strong></td>
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<tr>
<td>145 S 12th St</td>
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<td><strong>Zoning District:</strong></td>
<td>R1A-VH</td>
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<td><strong>Ward:</strong></td>
<td>17</td>
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<td><strong>Council District:</strong></td>
<td>3, Councilperson Bruce Kraus</td>
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<td><strong>Neighborhood:</strong></td>
<td>South Side Flats</td>
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<tr>
<td><strong>Owner:</strong></td>
<td>Baxendell Eric J</td>
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<td><strong>Applicant:</strong></td>
<td>James Marasti</td>
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<td><strong>DCP-ZDR-2021-15656</strong></td>
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Change of use from restaurant with one dwelling unit to two unit residential.

**Review:** 911.02  
Review of historic use of ground floor of structure as a non-conforming restaurant

**Special Exception:** 921.02.A.4 Change of non-conforming use from restaurant with one dwelling unit to two unit residential

**Appearsnces**
For Appellant:

Objectors:

Observers:
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<thead>
<tr>
<th>Date of Hearing:</th>
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<td>9:20</td>
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<tr>
<td>5634 Baum Blvd</td>
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<td>Zoning District:</td>
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<td>Ward:</td>
<td>8</td>
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<td>Council District:</td>
<td>7, Councilperson Deborah Gross</td>
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<td>Neighborhood:</td>
<td>Friendship</td>
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<td>Owner:</td>
<td>University of Pittsburgh</td>
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<tr>
<td>Applicant:</td>
<td>Mike Miligan</td>
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<td>DCP-ZDR-2022-00348</td>
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Replace and reface signage for a nonconforming use.

**Review: 919.01.F**

No sign shall be erected or painted identifying a nonconforming use without review by the Board of Adjustment; review of one (1) ground sign and six (6) wall signs is requested.

**Appearances**

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A
Date of Hearing: May 12, 2022
Time of Hearing: 9:30
Zone Case 108 of 2022

413 Pearl St

Zoning District: R2-VH
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: Bloomfield
Owner: Rebekah Siegel
Applicant: Rebekah Diegel
DCP-ZDR-2021-15428

Construction of single unit dwelling.

Variance: 903.03.E.2 5ft exterior side setback required, 0ft requested

Variance: 926.129 Frontage on street required, subdivision would create lot without street frontage

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** May 12, 2022  
**Time of Hearing:** 9:40  
**Zone Case 107 of 2022**  

5400 Kincaid St  

**Zoning District:** R2-H  
**Ward:** 11  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** Garfield  
**Owner:** TS Pitt LLC  
**Applicant:** Andrew Vagley  
**DCP-ZDR-2021-15312**  

New construction of single unit dwelling.  

**Variance:** 903.03.C.2  
minimum exterior side setback is 15 ft,  
5 ft requested  
minimum rear setback 15 ft required,  
5 ft requested  

**Appearances**  
For Appellant:  

Objectors:  

Observers:
Date of Hearing: May 12, 2022
Time of Hearing: 9:50
Zone Case 105 of 2022

170 37th St

Zoning District: R1A-VH
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lower Lawrenceville
Owner: Hanover Valley LLC
Applicant: Andrew Bozzo
DCP-ZDR-2022-01291

Demolition and reconstruction of one single unit attached residence.

Variance: 903.03.E.2 minimum exterior side setback is 5ft, 0ft requested

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

Appearances
For Appellant:

Objectors:

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<tbody>
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<td>Zone Case 109 of 2022</td>
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<td>3516 Penn Ave</td>
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<td>7, Councilperson Deborah Gross</td>
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<td>Neighborhood:</td>
<td>Lower Lawrensville</td>
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<td>Owner:</td>
<td>Alison P Sanders</td>
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<td>Applicant:</td>
<td>Alison P Sandres</td>
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<td>DCP-ZDR-2021-14675</td>
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<td>6ft fence and gate at side and rear of single unit residence.</td>
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| **Variance:** | 912.04.K. (1)  
proposed 6ft high fence within exterior side setback |

**Appearances**
For Appellant:

Objectors:

Observers:

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

**Notes:**
N/A
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11 Briggs St

**Zoning District:** R1D-M  
**Ward:** 32  
**Council District:** 4, Councilperson Anthony Coghill  
**Neighborhood:** Overbrook  
**Owner:** Palmieri Melissa  
**Applicant:** Palmieri Melissa  
**DCP-ZDR-2021-14285**

Accessory parking pad at front of two unit dwelling.

**Variance:** 912.04.A  
required front setback is 30ft, 0ft requested

**Appearsances**
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A