Division of Zoning and Development Review

**Zoning Board of Adjustment Hearing Agenda for May 19, 2022**

Board meetings will be hosted on Zoom and streamed on YouTube Live on the [Pittsburgh City Planning YouTube page](https://www.youtube.com/c/PittsburghCityPlanning). 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 19, 2022
Time of Hearing: 9:00
Zone Case 70 of 2022

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:

Past Cases & Decisions:
N/A
Notes:
N/A
Date of Hearing: May 19, 2022
Time of Hearing: 9:10
Zone Case 92 of 2022
534 Peebles St

Zoning District: R2-L
Ward: 14
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Point Breeze
Owner: K&H Realty Co
Applicant: Brian Shipkovitz
DCP-ZDR-2021-07389

Occupancy permit for existing nonconforming bar/restaurant with accessory outdoor seating.

Special Exception: 921.02.A.1 enlargement of existing nonconforming use

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
**Date of Hearing:** May 19, 2022  
**Time of Hearing:** 9:20  
**Zone Case 83 of 2022**

4305 Main St

**Zoning District:** LNC  
**Ward:** 9  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Bloomfield  
**Owner:** Chang Sok YUL  
**Applicant:** Tarah Spielvogel  
**DCP-ZDR-2021-13592**

New 27sq. ft. wall sign on existing signboard above roofline of one story structure.

**Variance:** 919.03.M.5(c ) canopy sign extending above canopy

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

**Notes:**  
N/A

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<th><strong>Appearances</strong></th>
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<td><strong>For Appellant:</strong></td>
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| **Objectors:** |  |

| **Observers:** |  |
**Date of Hearing:** May 19, 2022  
**Time of Hearing:** 9:30  
**Zone Case 103 of 2022**

5509 Kamin St

**Zoning District:** R1A-VH  
**Ward:** 14  
**Council District:** 5, Councilperson Corey O’Connor  
**Neighborhood:** Squirrel Hill South  
**Owner:** Hawkins Steven & Susan Robinson  
**Applicant:** Steven Hawkins  
**DCP-ZDR-2022-02474**

Construct 5’x9’ one story addition at front within existing porch.

**Variance:** 903.03.E.2  
minimum 25ft front setback required, and 19.64ft requested

**Appearsnces**  
For Appellant:

Objectors:

Observers:
Date of Hearing:  May 19, 2022  
Time of Hearing:  9:40  
Zone Case 113 of 2022  


Zoning District:  R1D-H  
Ward:  26  
Council District:  6, Councilperson R Daniel Lavelle  
Neighborhood:  Perry South  
Owner:  Petersen Rex M  
Applicant:  Brad Gloff  
DCP-ZDR-2021-11739  

New construction of three three-unit residences with off-street parking, and two two-unit residences without off-street parking.  

Variance:  911.02  
Three-Unit Residential is not permitted in the R1D-H Zone  

Variance:  914.02.A  
Two-Unit Residential is not permitted in the R1D-H Zone  
A minimum of four off-street parking spaces is required for the Two-Unit Residential component; no off-street parking is provided  

Variance:  903.03.D.2  
Minimum 15’ front setback is required; 7’ requested  
Minimum 15’ exterior side setback is required; 1’ requested  
Minimum 5’ interior side setback is required; 1’ requested  
750 SF minimum lot size per unit is required; 723 SF per unit requested  

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

Appearances  
For Appellant:  

Objectors:  

Observers:  

Page 6 of 11
Date of Hearing: May 19, 2022
Time of Hearing: 9:50
Zone Case 115 of 2022

1530 Cliff St

Zoning District: RM-M
Ward: 3
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Crawford-Roberts
Owner: URA of Pittsburgh
Applicant: Brian Ammeter
DCP-ZDR-2022-00625

Renovation of former Letsche School building for multi-unit residential (42 units) and construction of 4 attached townhomes, play area, and parking lot renovation.

Variance: 903.03.C.2 Less than minimum 1,800 sf lot size per unit in RM-M district

Less than minimum 10’ interior sideyard setback in RM-M district (2’7” proposed)
Less than minimum 30’ rear sideyard setback in RM-M district (27’6” proposed)
Less than minimum 30’ front setback in RM-M district (0’ proposed)

Variance: 925.06.H.1(k) Accessory use (community garden) in 30’ front setback of RM-M district

Variance: 925.06.G.2(a) Parking lot in front and side setbacks and closer to property line than existing building line

Variance: 921.01.D Accessory residential use on different Zoning lot than primary use

Variance: 916.04.B Dumpster located within 30’ of residential district

Past Cases and Decisions: N/A
Notes: N/A
<table>
<thead>
<tr>
<th>Variance: 916.04.C</th>
<th>Parking located within 15’ of residential district</th>
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<tr>
<td>Variance: 916.04.A</td>
<td>Play area within 50’ of property zoned RM</td>
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**Appearances**

For Appellant:

Objectors:

Observers:
**Date of Hearing:** May 19, 2022  
**Time of Hearing:** 10:00  
**Zone Case 112 of 2022**

120 Blakey Ct  

**Zoning District:** H, RP, OPR-D, EMI  
**Ward:** 5, 4  
**Council District:** 5, Councilperson Corey O'Connor  
**Neighborhood:** West Oakland, Terrace Village  
**Owner:** Housing Authority City of Pittsburgh  
**Applicant:** Miles Burne  
**DCP-ZDR-2020-01914**

Amendment to retaining walls.

**Variance:** 915.02.A.1.3 retaining wall shall not exceed 10ft in height, greater than 12ft is proposed

**Appearances**  
For Appellant:

Objectors:

Observers:

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Date of Hearing: May 19, 2022  
Time of Hearing: 10:10  
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: