Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for June 2, 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: June 2, 2022
Time of Hearing: 9:00
Zone Case 123 of 2022
1860 Centre Ave

Zoning District: CP
Ward: 3
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Crawford-Roberts
Owner: Allegheny Union PGH Project INC
Applicant: Scott Masartis
DCP-ZDR-2022-01015

Proposed 34.34 sq. ft. sign.

Variance: 919.03.M.5(a) proposed wall sign with no tenant frontage

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions: N/A
Notes: N/A
Date of Hearing: June 2, 2022
Time of Hearing: 9:10
Zone Case 111 of 2022

5131 Fifth Ave

Zoning District: RM-M
Ward: 7
Council District: 8, Councilperson Erika Strassburger
Neighborhood: Shadyside
Owner: RRG 5135 LLC
Applicant: Tysen Miller
DCP-LOT-2019-00245

Subdivision of lot into 6 lots.

Variance: 903.03.C.2 5ft interior side setback required, 0ft proposed

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

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** June 2, 2022  
**Time of Hearing:** 9:20  
**Zone Case 120 of 2022**

Rickenbach St, parcel 24-K-318

**Zoning District:** R1A-H  
**Ward:** 23  
**Council District:** 1, Councilperson Bobby Wilson  
**Neighborhood:** East Allegheny  
**Owner:** Li Yuquan  
**Applicant:** John-Edward Porter  
**DCP-ZDR-2022-02387,02890,02888**

New construction of four single unit residences use of three story structure as single unit (attached) residence with one car integral garage at rear, 8' x 14' second floor deck at rear, and 333 sq. ft. rooftop deck.

**Variance:** 903.03.D.2  
Minimum Lot Size Require 1,800 S.F., Provided 1,130 S.F.

Minimum Front Setback Require 15', Provided 0'

Minimum Exterior Side yard Setback Required 15', provided 0'

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

**Notes:**  
N/A

| **Appearances** |  
| For Appellant: |  
| Objectors: |  
| Observers: |
Date of Hearing: June 2, 2022
Time of Hearing: 9:30
Zone Case 124 of 2022

Hale St, parcel 175-C-308

Zoning District: RM-M
Ward: 13
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Homewood South
Owner: URA of Pittsburgh
Applicant: Elizabeth McClure
DCP-ZDR-2022-02126

Site work to install new playground and community amenities.

Special Exception: 916.04.A  No swimming pool, tennis court, ball field, or playground area shall be permitted within fifty (50) feet of property zoned R1D, R1A, R2, R3, RM, or H; project is proposed to be located adjacent to RM property.

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  June 2, 2022  
Time of Hearing:  9:50  
Zone Case 114 of 2022  

Forbes Ave, parcel 28-J-184,180,130,128  

Zoning District:  OPR-D  
Ward:  4  
Council District:  6, Councilperson R Daniel Lavelle  
Neighborhood:  South Oakland  
Owner:  Pittsburgh NMR Institute  
Applicant:  Daniel Rothschild  
DCP-ZDR-2022-03110  

New construction of 6-story structure for use as multi-unit residential.  

Special Exception:  908.03.D.4(f) Additional height above 60 feet in OPR-D is a Special Exception; approx. 70 feet requested  

Variance:  908.03.D.4 Minimum Front Setback is 20 feet; less than 20 feet proposed. Approx. 5’-7” requested at narrowest portion of property line. Minimum Rear Setback is 20 feet; approx. 8’-0” requested for a portion of primary structure nearest to rear property line. New construction shall maintain a 50% building frontage along the established build-to-line; approx. 48.4% requested.  

Special Exception:  914.02.A Min. Off-street parking spaces for Multi-Unit Residential is one space per unit; 52 units and 26 parking spaces proposed. With bicycle parking reduction applied, 36 parking spaces required  

Appearances  
For Appellant:  

Objectors:  

Observers:
Date of Hearing: June 2, 2022
Time of Hearing: 10:00
Zone Case 84 of 2022

5525 Penn Ave

Zoning District: LNC
Ward: 11
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Garfield
Owner: GIG 1 LP
Applicant: Ryan Wotus
DCP-ZDR-2021-11697

New construction of bank with drive-through.

Variance: 912.04.M Drive-through uses not permitted in the LNC Zoning District

Variance: 922.04.E.3.a All new construction shall maintain a 65% building frontage on the primary frontage (Penn Avenue); less than 65% provided.

All new construction shall maintain a 50% building frontage on the secondary frontage (N Negley Avenue); less than 50% provided

Variance: 922.04.E.3.e Off-street parking spaces may be located on the side of the buildings, provided that the transparent between the height of 3 feet and 8 feet for no less than 30% of the horizontal length of the building façade; height of transparency starts at 3'-6" above parking grade

Appearances
For Appellant:

Objectors:

Observers:

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