Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for June 9, 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 9, 2022
Time of Hearing:  9:00
Zone Case 116 of 2022

3902 Howley St

Zoning District:  R1A-H
Ward:  6
Council District:  7, Councilperson Deborah Gross
Neighborhood:  Lower Lawrenceville
Owner:  Drawbridge Ventures LLC
Applicant:  Lisa Whitney
DCP-ZDR-2021-03879

New construction of three story single unit dwelling.

Variance:  903.03.D.2  minimum required interior side setback is 5ft, 1ft requested

minimum lot size is 1,800sq.ft.,
1,200sq. ft. requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A
Date of Hearing: June 9, 2022
Time of Hearing: 9:10
Zone Case 117 of 2022

1440 Bennington Ave

Zoning District: R1D-VL
Ward: 14
Council District: 8, Councilperson Erika Strassburger
Neighborhood: Squirrel Hill North
Owner: BEJJANI GHASSAN K & RIZKALLAH RITA GEORGES (W)
Applicant: Nathan Hart
DCP-ZDR-2022-03397

New construction of accessory Porte Cochere Structure. Use of 15’x18’8” Porte Cochere over existing driveway at front of existing single unit residence.

Variance: 903.03.A.2  minimum front setback 30ft required, 15ft provided

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: June 9, 2022
Time of Hearing: 9:20
Zone Case 121 of 2022

1800 Ley St

Zoning District: R1D-H
Ward: 24
Council District: 1, Councilperson Bobby Wilson
Neighborhood: Troy Hill
Owner: City of Pittsburgh
Applicant: Chad Chalmers
DCP-ZDR-2022-04194

Interior renovations and change of use to a retail sales and services (limited) in existing two story structure.

Variance: 911.02 change of use to retail and services (limited)

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** June 9, 2022  
**Time of Hearing:** 9:30  
**Zone Case 89 of 2022**  

1842 Clayton Ave  

**Zoning District:** H  
**Ward:** 25  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Perry South  
**Owner:** Nacey Gene E & Britsch Cathrine M  
**Applicant:** Nacey Gene E  
DCP-ZDR-2021-15589  

Construction of a multi-level deck in the rear.

**Review:** 905.02.C maximum disturbance allowed is 50%, review for interpretation of lot disturbance requested  
**Variance:** 905.02.C maximum disturbance allowed is 50%,

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

**Objectors:**

**Observers:**

**Past Cases and Decisions:**  
N/A  
**Notes:**  
N/A
Date of Hearing: June 9, 2022
Time of Hearing: 9:40
Zone Case 119 of 2022
100 Art Rooney Ave

Zoning District: RIV-NS
Ward: 22
Council District: 1, Councilperson Bobby Wilson
Neighborhood: North Shore
Owner: Sport & Exhibition Auth Of Pittsburgh & Allegheny County
Applicant: John Withrow
DCP-ZDR-2022-03495

Public Destination Facility Sign.

Variance: 919.03.M.7 (b) maximum 200sq. ft. of sign area allowed for the building façade, proposed total is 1,435sq. ft.

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions: N/A
Notes: N/A
**Date of Hearing:** June 9, 2022  
**Time of Hearing:** 9:50  
**Zone Case 125 of 2022**

126 Richland Ln

**Zoning District:** R1D-L  
**Ward:** 14  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** Point Breeze  
**Owner:** Emory Revocable Trust  
**Applicant:** Andrew Bradford  
**DCP-ZDR-2022-04552**

Expansion of existing driveway to accommodate 1 car-parking pad at front of existing single unit dwelling.

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

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

**Appearances**

For Appellant:

Objectors:

Observers:
Date of Hearing: June 9, 2022
Time of Hearing: 10:00
Zone Case 127 of 2022

1316 Beechview Ave

Zoning District: R1D-H
Ward: 19
Council District: 4, Councilperson Anthony Coghill
Neighborhood: Beechview
Owner: Zoror Daniel A
Applicant: Audra Bradford
DCP-ZDR-2022-03990

Enclose existing open porch, use of 19.3' x 7' one story addition at front of single unit residence.

Variance: 903.03.D.2 15ft front setback required, 13ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions: N/A
Notes: N/A
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<thead>
<tr>
<th>Date of Hearing:</th>
<th>June 9, 2022</th>
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<tbody>
<tr>
<td>Time of Hearing:</td>
<td>10:10</td>
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<td>Zone Case 128 of 2022</td>
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<td>2638 Josephine St</td>
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<td>Zoning District:</td>
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<td>Ward:</td>
<td>16</td>
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<td>Council District:</td>
<td>3, Councilperson Bruce Kraus</td>
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<td>Neighborhood:</td>
<td>South Side Slopes</td>
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<td>Owner:</td>
<td>O’Neill’s Investments LLC</td>
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<td>Applicant:</td>
<td>Michael O’Neill</td>
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<td>DCP-ZDR-2022-04542</td>
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Interior renovations to convert vacant first floor into new dwelling unit, use of 3 story structure as three-unit residence with no off-street parking.

**Special Exception:** 921.02.A.4 change from a one nonconforming use to another

**Appearances**
For Appellant:

Objectors:

Observers: