Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for June 16, 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 16, 2022
Time of Hearing: 9:00
Zone Case 110 of 2022

2032 Forbes Ave

Zoning District: UPR-B
Ward: 1
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Bluff
Owner: Davis Robert K
Applicant: Davis Robert K
DCP-ZDR-2022-01887

Use of 18'x20' two car parking pad as accessory to single unit residence.

Variance: 908.04.C.2.c install parking pad as accessory to single unit residence

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** June 16, 2022  
**Time of Hearing:** 9:10  
**Zone Case 99 of 2022**

2532 Alequippa St  

**Zoning District:** R1A-H  
**Ward:** 4  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** West Oakland  
**Owner:** McPherson Clyde & Claudette  
**Applicant:** McPherson Claudette  
**DCP-ZDR-2021-13449**

Use of 8’x17’ one car gravel parking at front of existing single unit residence.

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

**Appearances**  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**  
N/A  
**Notes:**  
N/A
Date of Hearing: June 16, 2022
Time of Hearing: 9:20
Zone Case 118 of 2022

3127 Liberty Ave

Zoning District: UI
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Strip District
Owner: Chan Real Estate LP
Applicant: Kevin Cordek
DCP-ZDR-2021-00844

Demo and new construction for multi-unit residential.

Special Exception: 911.02 use as multi-unit residential (24 units) in the UI district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A
Date of Hearing: June 16, 2022 withdrawn
Time of Hearing: 9:30
Zone Case 106 of 2022

3552 Shadeland Ave

Zoning District: R1D-M
Ward: 27
Council District: 1, Councilperson Bobby Wilson
Neighborhood: Brighton Heights
Owner: Western Washington Investment Properties LLC
Applicant: Kyle Quintero
DCP-ZDR-2022-01449

Use of 2 ½-story structure as three-unit residence with continued use of two off-street parking spaces.

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

Variance: 914.02.A  A minimum of three off-street parking spaces is required; 2 are provided

Past Cases and Decisions:
N/A

Notes:
N/A

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: June 16, 2022
Time of Hearing: 9:40
Zone Case 129 of 2022

221 Schenley Dr

Zoning District: P
Ward: 4
Council District: 3, 8 Councilperson Bruce Kraus & Erika Strassburger
Neighborhood: Oakland
Owner: City of Pittsburgh
Applicant: Andy Dunmire
DCP-ZDR-2021-13331

Expansion of existing one story restaurant for accessory dining (740 sq. ft. addition).

Special Exception: 921.02.A.1 enlargement of existing non-conforming use

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: June 16, 2022
Time of Hearing: 9:50
Zone Case 97 of 2022

171 Southern Ave

Zoning District: R2-H
Ward: 19
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Mount Washington
Owner: JLB Property Group LLC
Applicant: Craig Lydon
DCP-ZDR-2021-05864

Addition of one unit to existing two unit house for use as a three unit dwelling.

Variance: 911.02 three unit residence requested in the R2 zone

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: June 16, 2022  
Time of Hearing: 10:00  
Zone Case 130 of 2022  

843 Freeport Rd  

Zoning District: CP  
Ward: 12  
Council District: 9, Councilperson Rev Ricky Burgess  
Neighborhood: Lincoln-Lemington-Belmar  
Owner: Water Works Phase II  
Applicant: Caral Silsbe  
DCP-ZDR-2022-04415  

New construction of 1-story bank with drive-through.  

Variance: 914.02.A  
maximum number of 19 parking spaces permitted, 31 spaces requested  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions: N/A  
Notes: N/A
Date of Hearing: June 16, 2022
Time of Hearing: 10:10
Zone Case 55 of 2022

2430 Woodward Ave

Zoning District: R1D-M
Ward: 19
Council District: 4, Councilperson Anthony Coghill
Neighborhood: Brookline
Owner: Olugbade Yewande Tolulope
Applicant: Olugbade Yewande Tolulope
DCP-ZDR-2021-13916

Change of use to two unit residential.

Variance: 911.02 two unit residential is not permitted in the R1D zone

Appearances
For Appellant:

Objectors:

Observers: