Division of Zoning and Development Review

**Zoning Board of Adjustment Hearing Agenda for July 14, 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: July 14, 2022
Time of Hearing: 9:00
Zone Case 139 of 2022

3700 Parviss St

Zoning District: R1D-H
Ward: 27
Council District: 1, Councilperson Bobby Wilson
Neighborhood: Brighton Heights
Owner: Williams Alan & Diana
Applicant: Kenneth Gryger

DCP-ZDR-2022-05443

Change in use from single family residential to two family residential.

Variance: 911.02
Two family residential is not permitted in R1D zone
Date of Hearing: July 14, 2022
Time of Hearing: 9:10
Zone Case 143 of 2022

6214 Monitor St

Zoning District: R2-L
Ward: 14
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Squirrel Hill South
Owner: Kohanbash Gary & Moussa
Applicant: Nathan Hart

DCP-ZDR-2022-05287

Enclose portion of existing open porch at front of single unit dwelling.

Variance: 903.03.B.2 minimum 30ft front setback required, 22'-2.5'' requested

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: July 14, 2022
Time of Hearing: 9:20
Zone Case 127 of 2022

1316 Beechview Ave

Zoning District: R1D-H
Ward: 19
Council District: 4
Neighborhood: Beechview
Owner: Daniel Zoror
Applicant: Audra Bradford

DCP-ZDR-2022-03990

Enclose front porch

Variance: 903.03.D.2 15' minimum front setback, 13' requested
Date of Hearing: July 14, 2022
Time of Hearing: 9:30
Zone Case 57 of 2022

546 Morgan Street

Zoning District: RM-M
Ward: 4
Council District: 6
Neighborhood: Middle Hill
Owner: Edward Adams
Applicant: Edward Adams

DCP-ZDR-2021-15004

Use of structure for two residential units

Review: 911.02 Use of structure for two residential units with no off-street parking

Past Cases and Decisions:
N/A

Notes:
N/A
<table>
<thead>
<tr>
<th>Date of Hearing:</th>
<th>July 14, 2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Time of Hearing:</td>
<td>9:40</td>
</tr>
<tr>
<td>Zone Case 67 of 2022</td>
<td></td>
</tr>
</tbody>
</table>

21 W Woodford Avenue

### Zoning District: R2-L
### Ward: 29
### Council District: 4
### Neighborhood: Carrick
### Owner: Ronald Jardini
### Applicant: Michael Raffaele

DCP-LOT-2021-14912

Interior renovations for change of use to two-units with a one-car detached garage

**Variance:** 903.03.B  
8,000 sf minimum lot size, 5,123 sf requested

**Variance:** 903.03.B  
30' minimum front setback; 30' requested

**Variance:** 914.02  
Two off-street parking spaces required, one requested

### Past Cases and Decisions:
N/A

### Notes:
N/A

### Appearances
For Appellant:

### Objectors:

### Observers:
Date of Hearing: July 14, 2022
Time of Hearing: 9:50
Zone Case 46 of 2022

Auburn Street

**Zoning District:** R2-H
**Ward:** 12
**Council District:** 9
**Neighborhood:** Larimer
**Owner:** Larry Rubbin
**Applicant:** Christopher Bonadio
DCP-ZDR-2021-07576

New house

**Variance:** 903.03.D.2 5' side setback required; 0' requested for garage, 3' requested for roof deck

**Appearances**
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A