Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for July 21, 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 21, 2022  
**Time of Hearing:** 9:00  
**Zone Case 138 of 2022**  

1704 Spring Garden Ave  

**Zoning District:** R1D-L  
**Ward:** 26  
**Council District:** 1, Councilperson Bobby Wilson  
**Neighborhood:** Spring Garden  
**Owner:** Charles Beech Properties 100LLC  
**Applicant:** Ryan Croyle  
**DCP-ZDR-2022-04032**

Use of two-story structure as two-unit residence with 19’x13’1” two story deck and three off-street parking spaces at front.

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

**Variance:** 903.03.A.2  
3,000 sf minimum lot size per unit is required, proposed lot to accommodate 2,557 sq. ft. per unit

**Appearsnces**  
For Appellant:

Objectors:

Observers:
**Date of Hearing:** July 21, 2022  
**Time of Hearing:** 9:10  
**Zone Case 167 of 2022**

<table>
<thead>
<tr>
<th>120 Beechwood Lane</th>
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| **Zoning District:** R1D-VL  
**Ward:** 14  
**Council District:** 8  
**Neighborhood:** Point Breeze  
**Owner:** Andrew Gilpin  
**Applicant:** Kayla Sinopoli  
DCP-ZDR-2022-06966 |

**USE OF 15' X 18' ONE STORY ADDITION AT REAR OF SINGLE UNIT RESIDENCE**

**Variance:** 903.03.A.2  
30' rear setback required, 17'-10" requested

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**

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

**Notes:**  
N/A
<table>
<thead>
<tr>
<th><strong>Date of Hearing:</strong></th>
<th>July 21, 2022</th>
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<tr>
<td><strong>Time of Hearing:</strong></td>
<td>9:20</td>
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<tr>
<td><strong>Zone Case 147 of 2022</strong></td>
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1400 Locust St

**Zoning District:** EMI  
**Ward:** 1  
**Council District:** 6  
**Neighborhood:** Bluff  
**Owner:** Mercy Hospital of Pittsburgh  
**Applicant:** Kolano Design  
**DCP-ZDR-2022-03366**

Sign face replacements, removals, and additional signs to guide patients to various entrances of the UPMC Mercy Hospital campus.

**Variance:** 919.03.M.3.(b) Maximum 50 sf ground sign permitted in EMI (58 sf, 94 sf requested)

919.03.M.3.(b) Ground signs situated within 200’ of each other (less than 200’ spacing provided)

919.03.M.3.(a) Maximum projection of wall signs in EMI above eighty inches to grade three (3) feet (10 feet, 8’4” feet projections proposed)

919.03.M.3.(a) Maximum one wall mounted sign along each street frontage in EMI (2 proposed)

919.03.M.8.(d).(1) Maximum one projecting sign permitted per façade in EMI (2 proposed)

**Past Cases & Decisions:**

N/A

**Notes:**

N/A
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<tr>
<th>Date of Hearing:</th>
<th>July 21, 2022</th>
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<td>Time of Hearing:</td>
<td>9:30</td>
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<td>Zone Case 144 of 2022</td>
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2676 West Liberty Avenue

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<th>Zoning District:</th>
<th>HC</th>
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<tr>
<td>Ward:</td>
<td>19</td>
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<tr>
<td>Council District:</td>
<td>4</td>
</tr>
<tr>
<td>Neighborhood:</td>
<td>Beechview</td>
</tr>
<tr>
<td>Owner:</td>
<td>David Rorich</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Jack Harnick</td>
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<td>DCP-ZDR-2022-02655</td>
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Installation of Business ID Wall Signage

**Variance:** 919.03.M.5(a) Maximum sign area permitted is 80 SF; approximately 101.56 SF is proposed

<table>
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<th>Past Cases and Decisions:</th>
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<th>Notes:</th>
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**Appearances**

For Appellant:

<table>
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<th>Objectors:</th>
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<th>Observers:</th>
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<td><strong>Time of Hearing:</strong></td>
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<td><strong>Zone Case 141 of 2022</strong></td>
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220 Kohen Street

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<tr>
<th><strong>Zoning District:</strong></th>
<th>R1D-M</th>
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<tr>
<td><strong>Ward:</strong></td>
<td>32</td>
</tr>
<tr>
<td><strong>Council District:</strong></td>
<td>4</td>
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<tr>
<td><strong>Neighborhood:</strong></td>
<td>Overbrook</td>
</tr>
<tr>
<td><strong>Owner:</strong></td>
<td>Chad Dobbins</td>
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<tr>
<td><strong>Applicant:</strong></td>
<td>Chad Dobbins</td>
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DCP-ZDR-2020-01866

Two story addition

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<thead>
<tr>
<th><strong>Variance:</strong></th>
<th>903.03.C</th>
<th>30’ front setback required, 28’ requested</th>
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<tbody>
<tr>
<td></td>
<td>903.03.C</td>
<td>30’ exterior side setback required, 16’ requested</td>
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**Past Cases and Decisions:**
N/A

**Notes:**
N/A

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**Appearances**
For Appellant:

Objectors:

Observers:
Date of Hearing: July 21, 2022
Time of Hearing: 9:50
Zone Case 142 of 2022

2540 Mt Royal Road

Zoning District: R1D-L
Ward: 14
Council District: 5
Neighborhood: Squirrel Hill South
Owner: Olga and Yuri Bunimovich
Applicant: Medha Singh

DCP-ZDR-2022-05521

Construct one 20' 5" X 15' 7" one-story addition at rear of existing two-story single unit residence

Variance: 903.03.B.2 30’ rear setback required, 15’ requested

Past Cases and Decisions:
N/A

Notes:
N/A

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: July 21, 2022
Time of Hearing: 10:00
Zone Case 88 of 2022

Panama Way

Zoning District: LNC
Ward: 8
Council District: 7
Neighborhood: Bloomfield
Owner: Steven and Lynne Frankowski
Applicant: Jeff Blough
DCP-ZDR-2022-14310

Change of use and expansion of accessory parking to commercial parking

Special Exception: 911.02 Commercial Parking (limited) in the LNC District is a Special Exception

Variance: 914.09.A.1 10’ setback from the right-of-way required, 0’ requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: July 21, 2022
Time of Hearing: 10:10
Zone Case 149 of 2022

5302 & 5306 Duncan Street

Zoning District: R1A-VH
Ward: 10
Council District: 7
Neighborhood: Upper Lawrenceville
Owner: Sycamore Tree Properties LLC
Applicant: Bernie Creedon
DCP-ZDR-2022-03996, 03995

Integral garage additions on two existing houses, construction of one house

Variance: 903.03.E.2  5' front setback required, 0' requested

5' interior side setback required, 0' requested

Variance: 914.09.J.1  Garages and parking spaces must be accessed from the rear yard, if rear yard access is available

Appearances
For Appellant:

Objectors:

Observers: