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Division of Zoning and Development Review

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Zoning Board of Adjustment Hearing Agenda for November 21, 2024

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.

To attend in-person: The meeting will be held in the Learning Lab located on the sixth floor of the City County Building, 414 Grant Street. Use the Grant Street elevators for access.

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: [ada@pittsburghpa.gov](mailto:ada@pittsburghpa.gov)

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**Date of Hearing:** November 21, 2024  
**Time of Hearing:** 9:00  
**Zone Case:** 148 of 2024

2305 Bedford Avenue

**Zoning District:** RM-M  
**Ward:** 5  
**Council District:** 6  
**Neighborhood:** Bedford Dwellings  
**Owner:** Housing Authority of the City of Pittsburgh  
**Applicant:** Erin Gogolin

BDA-2024-03554

New residential development including senior housing building

Phase 2a: 70 multi-family townhouses and apartments

Phase 2b: 60-unit senior apartment building

Phase 2c: 50-unit multi-unit residential building

**Variance:** Section 903.03.C.2

25' minimum exterior side setback; 21' requested (Phase 2a)

1,800 sf minimum lot size per unit; 1,112 sf requested (Phase 2b)  
and 1,721 sf requested (Phase 2c)

**Variance:** Section 911.02

Housing for Elderly (General) prohibited in RM-M District (Phase 2b)

**Special Exception:** Section 916.09

30' residential compatibility setback required for dumpster, 21'  
requested (Phase 2c)

15' residential parking setback required. 11' requested (Phase 2c)

**Past Cases &  
Decisions:**

**Notes:**

N/A

<p><b>Date of Hearing:</b> November 21, 2024  <b>Time of Hearing:</b> 9:10  <b>Zone Case:</b> 156 of 2024</p> <p>103 Shady Avenue</p> <p><b>Zoning District:</b> UNC  <b>Ward:</b> 7  <b>Council District:</b> 8  <b>Neighborhood:</b> Shadyside  <b>Owner:</b> Shakespeare Street Associates  <b>Applicant:</b> Boyd Bryant</p> <p>DCP-ZDR-2024-02029</p> <p>Signs</p> <p><b>Variance:</b> Section 919.03.M.5(a)</p> <p>80 sf of wall sign area allowed, 300 sf proposed</p> <p>20' maximum wall sign height; 56', 20'-9" and 21' proposed</p> <p><b>Variance:</b> Section 919.01.E.6</p> <p>Signs projecting above roof prohibited</p>	<p><b>Past Cases &amp; Decisions:</b></p> <p>70 of 2024</p> <p><b>Notes:</b></p> <p>In Case 70 of 2024, the ZBA denied without prejudice a sign package for Market District</p>