



Date of Hearing: October 16, 2014
Time of Hearing: 9:00
Zone Case 257 of 2014

Villas at Winter Park(parcel 3-S-166, 12-N-182)

Zoning District: H
Ward: 17
Council District: 3,Councilperson Bruce Kraus
Neighborhood: South Side Slopes
Applicant: Synergy Capital INC
Owner: Sakmar Timothy J

Construction of 25 three story single family attached dwellings, each with integral 2-car garage; including 5,035sq.ft parking area with 4 stalls and outdoor recreation area at the center of the development.

Special Exception: 911.02.A.69 single family attached dwellings in Hillside district is a Special Exception

Variance: 905.02.C.3 minimum lot size 3,200 sq. ft. required and 2,790sq.ft.(lot type1B); 2,232sq.ft.(lot type1A); 2,126sq.ft.(lot type 2A), and 2,658sq. ft. (lot type 2B) requested

maximum area of disturbance 50% permitted and 66%(lot type1A,1B, and shared parking); 68%(lot type 2B), and 70%(lot type2A) requested

Special Exception: 914.07.G.2.a off-site parking is a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: October 16, 2014
Time of Hearing: 9:10
Zone Case 239 of 2014

1101 Brookline Blvd

Zoning District: LNC
Ward: 19
Council District: 4 , Councilperson Natalia Rudiak
Neighborhood: Brookline
Applicant: Pittsburgh Sign & Lighting LLC
Owner: Handee Marts INC

28.4 sq. ft. existing LED ground sign and 28.4 sq. ft. new LED ground sign for existing gas station.

Variance : 919.03.O.3 non-advertising electronic business ID signs are not permitted in LNC zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 66978, dated 4/4/1998, permitted occupancy "1 story convenience store and gas station with north east 1 story extension 10'x 44' and 10' x 27' (L-shaped).

Certificate of Occupancy 74797, dated 12/9/1997, permitted occupancy "One 13' x10' x 7'2" illuminated double-faces business identification pole sign".

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Zone Case 240 of 2014

1104 Berkshire Ave

Zoning District: R1D-M

Ward: 19

Council District: 4, Councilperson Natalia Rudiak

Neighborhood: Brookline

Owner: Risa Elizabeth V

Applicant: Risa Elizabeth V

Use of existing single family dwelling as child care (limited); up to 6 children.

Special Exception: 911.04.A.12 use of child care (limited) is a Special Exception in R1D zoning district

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: October 16, 2014
Time of Hearing: 9:30
Zone Case 253 of 2014

S 13th St (parcel 3-M-264)

Zoning District: R1A-VH
Ward: 17
Council District: 3 ,Councilperson Bruce Kraus
Neighborhood: South Side Flats
Owner: Trimble Ronald
Applicant: COSTSUN LLC

Lot reconfiguration; two new 3-story single family detached dwellings with integral garages.

Variance: 903.03. E.2 minimum 1,200 sq. ft. lot size permitted and 1,140 sq. ft. requested

Variance: 925.06.C minimum 3ft interior side setback required and 0ft requested

Variance: 926.10.129 at least one frontage upon a street required

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A

Date of Hearing: October 16, 2014
Time of Hearing: 9:40
Zone Case 242 of 2014

325 6th Ave

Zoning District: GT-A
Ward: 2
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Central Business District
Applicant: Duquesne Club
Owner: Duquesne Club

Use of roof of the existing structure as urban agriculture (accessory use) with animals; four beehives.

Special Exception: 912.07.B use of urban agriculture(accessory use) with animals(honeybees) is a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 67561, dated 7/15/1994, permitted aoccupancy"13-story and penthouse building used for Duquesne (private) club".

Certificate of Occupancy 200501844, dated 10/12/2007, permitted occupancy"6,800 sq. ft. on second and third floor of new addition with seven parking stalls on first floor at rear of existing 13story structure used as private club".

Date of Hearing: October 16, 2014
(continued from September 4,2014)
Time of Hearing: 9:50
Zone Case 182 of 2014

3208 Smallman St

Zoning District: UI
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Strip District
Applicant: Nevisi Shahrokh E & Mirthea Q
Owner: Nevisi Shahrokh E & Mirthea Q

Use of second floor of the existing two story structure as two family dwelling units with three car integral parking garage; first story to remain vacant.

Variance : 911.04 use of two family residential is not permitted in UI zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 11-OCC-01147, dated 10/05/2011, permitted occupancy "Auto detailing shop in existing two story building with two service bays and three indoor parking stalls".

Date of Hearing: October 16 ,2014
Time of Hearing: 10:00
Zone Case 245 of 2014

6347 Phillips Ave

Zoning District: R2-L

Ward: 14

Council District: 5 ,Councilperson Core O'Connor

Neighborhood: Squirrel Hill South

Applicant: David Leicht Architect INC

Owner: Chester Ari M

12'2" X 8'9" front porch enclosure for single family dwelling.

Variance: 903.03.B.2 minimum 30ft front setback required
and 18ft requested

minimum 5ft interior side setback
required and 4'3" requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy
66516, dated 6/7/1994,
permitted occupancy "2 ½
story one family dwelling
with 2-car detached (22'x24'
garage)".

Date of Hearing: October 16, 2014
Time of Hearing: 10:10
Zone Case 254 of 2014

Garfield Glen(Kincaid St, Dearborn St, Broad St)

Zoning District: R1A-H, RID-H

Ward: 10

Council District: 9, Councilperson Rev. Ricky Burgess

Neighborhood: Garfield

Applicant: Garfield Glen Housing LP

Owner: Garfield Glen Housing LP

Construction of 18 single –family dwellings on 18 separate properties.

Variance: 903.03.D.2 15ft exterior side setback required
(for house)
and 9ft (4942 Kincaid St), 7.6ft(5228 Broad St), 5ft(4828 Kincaid St & 5163 Kincaid St) requested

(for porch)
5ft (4828 Kincaid St) requested

(for deck)
11ft(4828 Kincaid St), 6ft(5163 Kincaid St, 5228 Broad St)

(for parking)
10.5ft (4828 Kincaid St) requested

15ft rear setback required
(for house)
14ft(5100 Kincaid St, 5102 Kincaid St), 7.4ft (5228 Broad St) requested

15ft front setback required
(for house)
10ft (5228 Broad St) requested

Past Cases and Decisions:
N/A

Notes:

N/A

Variance: 911.02 attached dwellings not permitted in R1D (4909 Kincaid St, 4911 Kincaid St, 5112 Kincaid St, 5116 Kincaid St)

Variance: 912.04.A 15ft front setback required
(for stairs)
2ft (4909 Kincaid St, 4911 Kincaid St, 4923 Kincaid St, 5015 Kincaid St) and 1ft (4811 Kincaid St, 5129 Kincaid St) requested

(for porch)
5.7ft (4905 Dearborn St), 5.3ft (5003 Dearborn St), 2ft (5112, 5116 Kincaid St), 0ft (4828 Kincaid St) requested

Variance: 912.04.C 5ft interior side setback required
(for porch)
2.5ft (4923 Kincaid St, 5015 Kincaid St), 1ft (4905 Dearborn St, 5003 Dearborn St), 0ft (4909 Kincaid St, 4911 Kincaid St, 5112 Kincaid St, 5116 Kincaid St) requested

Variance: 914.02.A one parking space required and 0 requested (4923 Kincaid St, 5015 Kincaid St, 5100 Kincaid St, 5128 Kincaid St, 5129 Kincaid St, 5228 Broad St)

Variance: 925.06.C 3ft interior side setback required
(for house)
2.5ft (4923 Kincaid St, 5015 Kincaid St), 1.8ft (5004 Broad St), 1ft (4905 Dearborn St, 5003 Dearborn St) requested

Appearances
For Appellant:

Objectors:

Observers:
