



Date of Hearing: October 23, 2014
Time of Hearing: 9:00
Zone Case 252 of 2014

5251 Holmes St

Zoning District: R1A-VH
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Upper Lawrenceville
Applicant: McCleary Development LLC
Owner: McCleary Development LLC

Building renovation and one story addition to existing structure for use as multi-unit residential with 25 units and 26 outdoor parking spaces.

Variance: 911.02 multi-unit residential is not permitted in R1A zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 276 of 2013, applicant's request for one story addition and building renovation to existing structure for use as multi-unit residential with 22 units and 20 outdoor parking spaces was approved with conditions.

Notes:

N/A

Date of Hearing: October 23, 2014
Time of Hearing: 9:20
Zone Case 249 of 2014

2105 Wrights Way

Zoning District: LNC
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Owner: Green William D Jr
Applicant: Green William D Jr

Third story addition to existing two story two family dwelling.

Variance: 904.02.A.2 minimum 20ft rear setback required and
13ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy
36374, dated 1/7/1980,
permitted occupancy "2 ½
story two family dwelling".

Date of Hearing: October 23, 2014
(continued from September 11, 2014)
Time of Hearing: 9:30
Zone Case 224 of 2014

1034-1040 5th Ave (parcels 2-G-16,17,18)

Zoning District: UNC
Ward: 1
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Bluff
Applicant: Cypress Partners, LLC
Owner: Lewis J Kerrington & Margaret L

Renovate existing 4-story structure with 6 stories of new construction above and construction of 10-story multi-unit residential building on three adjacent parcels (77 units).

Variance: 904.04.C.3 maximum FAR 4:1 permitted and 9.51:1 requested
 maximum height 4 stories permitted and 10 requested

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

Variance: 922.04.E.1.g landscaping edge outside of right of way along the street required, and none requested

Variance: 925.07.D maximum height 84'9" permitted and 120'5" requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 163 of 2010, address 1036 5th Ave, applicant's request for use of an outdoor concession and vending cart with 3 on-site trash receptacles was approved with conditions.

Notes:

Certificate of Occupancy 42379, location 1036-1040 Fifth Ave, dated 6/21/1983, permitted occupancy "Existing 4-story building with business offices on first and second floor; third and fourth floor to remain vacant".

Certificate of Occupancy 78654, dated 2/10/2000, location 1036 5th Ave, permitted occupancy "Accessory parking area for abutting office building".

Certificate of Occupancy 201001025, dated 4/29/2010, location 1036 5th Ave, permitted occupancy "Use of existing parking area for abutting office building and for event parking during off hours".

Date of Hearing: October 23, 2014
(continued from September 11,2014)

Time of Hearing: 9:40

Zone Case 206 of 2014

4117 Liberty Ave

Zoning District: NDI

Ward: 9

Council District: 7, Councilperson Deborah Gross

Neighborhood: Bloomfield

Applicant: Lighthouse Property Development & Management LLC

Owner: Light Harvey F & Lenore L

480 sq. ft. wall mounted business ID sign for C-LEVELED.

Variance: 919.03.M.6 (a) maximum 80sq.ft. in sign face area permitted and 389 sq.ft. requested

Variance: 919.01.E signs that extend above the roof line or parapet wall are not permitted

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 296 of 1991, appellant's request for the occupancy of an existing one-story structure as a day-care center for 70 children of ages 6 weeks to 6 years was granted with conditions.

Notes:

Certificate of Occupancy 61804, dated 12/17/1991, permitted occupancy "Use of 12,000 sq. ft. on second floor as offices".

Certificate of Occupancy 61763, dated 12/11/1991, permitted occupancy "Use of 8,000 sq. ft. of first floor as offices for Allegheny County Children & Youth Services"

Certificate of Occupancy 63658, dated 9/23/1992, permitted occupancy "Use of 3,000sq. ft. of first floor for medical consultation offices"

Certificate of Occupancy 65540, dated 8/2/1993, permitted occupancy "One story office building with 5'8" x 12" open porch with steps in front".

Date of Hearing: October 23, 2014
Time of Hearing: 9:50
Zone Case 260 of 2014

5721 Kentucky Ave

Zoning District: R2-M
Ward: 7
Council District: 8, Councilperson Daniel Gilman
Neighborhood: Shadyside
Applicant: Junction Climate Control
Owner: Moriarty Jane Campbell

6.5ft high privacy fence above the deck at rear of single family dwelling.

Variance: 912.04.E maximum accessory height 15ft permitted and 20ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 62373, dated 3/6/1992, permitted occupancy "One family dwelling with three outdoor parking stalls in rear (side porch 5'x12' with steps and rear porch 10'x16' with steps).

Date of Hearing: October 23, 2014
Time of Hearing: 10:10
Zone Case 251 of 2014

831 N Euclid Ave

Zoning District: R2-M
Ward: 11
Council District: 7, Councilperson Deborah Gross
Neighborhood: Highland Park
Applicant: Wilsto Enterprises LP
Owner: Wilsto Enterprises LP

New 20ft x 20ft one story detached garage at rear of existing single family dwelling.

Variance: 903.03.C.2 minimum 5ft interior side setback required and 2ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 56417, dated 11/21/1989, permitted occupancy "2 ½ story two family dwelling with a two car detached garage".
