



Division of Development Administration and Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

November 6, 2014

**Date of Hearing:** November 6, 2014  
**Time of Hearing:** 9:00  
**Zone Case 255 of 2014**

1611 Penn Ave

**Zoning District:** UI  
**Ward:** 2  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Strip District  
**Applicant:** Bekman Yuriy  
**Owner:** Bekman Yuriy

Use of structure as pawn shop.

**Special Exception:** 911.04.A.97 use of pawn shop is a Special Exception in UI zoning district

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Occupancy 23273, dated 2/1/1978, permitted occupancy "Pizza shop (1<sup>st</sup> floor only) and one dwelling unit above".

**Date of Hearing:** November 6, 2014  
**Time of Hearing:** 9:10  
**Zone Case 256 of 2014**

5157 Carnegie St/Dresden Way

**Zoning District:** R1A-VH  
**Ward:** 10  
**Council District:** 7 , Councilperson Deborah Gross  
**Neighborhood:** Upper Lawrenceville  
**Applicant:** Mana Construction INC  
**Owner:** Mana Construction INC

Lot reconfiguration; continued use of existing two single family detached dwellings.

**Variance :** 903.03.E.2      minimum lot size 1,200 sq. ft. required and 980sq.ft.(lot 2) permitted

**Variance:** 926.10.129      at least one frontage upon a street required

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy, dated 1985, permitted occupancy "Continued use of existing 2 ½ story structure as a two family dwelling".



**Date of Hearing:** November 6, 2014  
**Time of Hearing:** 9:30  
**Zone Case 259 of 2014**

1541 Lowrie St

**Zoning District:** LNC

**Ward:** 24

**Council District:** 1, Councilperson Darlene Harris

**Neighborhood:** Troy Hill

**Owner:** Sladak Holdings LP

**Applicant:** Sladak Holdings LP

Use of existing three story structure as two family dwelling.

**Variance:** 914.02                      one additional parking space required  
and 0 proposed

Appearances

For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Occupancy 57183, dated 9/19/1990, permitted occupancy "Two story structure with tanning salon on first floor with one dwelling unit above".

**Date of Hearing:** November 6, 2014  
**Time of Hearing:** 9:40  
**Zone Case 261 of 2014**

174 43<sup>rd</sup> St

**Zoning District:** R1A-VH  
**Ward:** 9  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Central Lawrenceville  
**Applicant:** Jerry M Casale, Jr.  
**Owner:** Marcyjanik Henry M & Louis M

Lot reconfiguration; two new three story single family attached dwellings with 2 car integral garages.

**Variance:** 903.03.E.2      minimum 5ft interior side setback required and 0ft requested  
  
   maximum height 3 stories permitted and 4 stories requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

ZBA 151 of 1973, variance granted to occupy property in front of house for 1 parking stall.

**Notes:**

Certificate of Occupancy 26692, dated 6/28/1973, permitted occupancy "2 story one family dwelling with one car parking area".





**Date of Hearing:** November 6, 2014  
**Time of Hearing:** 10:10  
**Zone Case 270 of 2014**

4638(4656) Browns Hill Rd

**Zoning District:** NDI

**Ward:** 15

**Council District:** 5, Councilperson Corey O'Connor

**Neighborhood:** Squirrel Hill South

**Applicant:** April Showers of Pittsburgh

**Owner:** Browns Hill venture LP

Use of 2,880 sq. ft. of existing structure as laundry services (dry cleaning).

**Special Exception:** 911.04.A.67 use of laundry services is a Special Exception in NDI zoning district

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

