



Division of Development Administration and Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

November 13, 2014

Date of Hearing: November 13, 2014
Time of Hearing: 9:00
Zone Case 246 of 2014

62&64 S 16th St (parcel 3-H-336,335.337)

Zoning District: R1A-VH

Ward: 17

Council District: 3, Councilperson Bruce Kraus

Neighborhood: South Side Flats

Applicant: Tracht Robert Randall & Anne Shaheen

Owner: Tracht Robert Randall & Anne Shaheen

Construct 16.5ft x 30ft in- ground pool with 18ft x 18ft one story pavilion/pool house, and 10ft 10inch x 27ft 2inch one story pool storage/restroom, and 10ft & 6ft high privacy wall at front, and 10ft x 6.5ft high privacy wall along the southerly side accessory to existing single family dwelling.

Variance: 903.03.E.2 minimum 5ft front setback required and 0ft requested(wall)

minimum 5ft interior side setback required and 0ft requested(wall, pool storage, restroom)

maximum height 15ft required and 18ft proposed (pool house)

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 200502140, dated 2/22/2007, permitted occupancy "Two story single family dwelling with three car integral garage and two rooftop patios".

Date of Hearing: November 13, 2014
Time of Hearing: 9:10
Zone Case 264 of 2014

4901-4903 Baum Blvd/765 Broughton St

Zoning District: UNC
Ward: 8
Council District: 7 , Councilperson Deborah Gross
Neighborhood: Bloomfield
Applicant: Lesoon Edward J Sr
Owner: Lesoon Edward J Sr

New two story structure for use of second floor as two family dwelling and first floor as four car parking garage.

Variance : 914.02 one additional parking stall required and 0 proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 125 of 2014, applicant's request to use the existing 2 ½ story structure as five dwelling units; new 48'x32' one story detached garage at rear was approved with conditions.

Notes:

Certificate of Occupancy 17430, location 4901-4903 Baum Blvd, dated 11/21/1963, permitted occupancy "Storerooms".

Certificate of Occupancy 84381, location 4903 Baum Blvd ,dated 2/26/2003, permitted occupancy "Use of 1,200sq .ft. of first floor as a restaurant".

Certificate of Occupancy 86574, dated 4/19/2004, permitted occupancy" Use of 900sq. ft. of first floor as a sandwich shop (occupancy- 20 people or less)".

Certificate of Occupancy 200501, dated 12/21/2005, location 4901 Baum Blvd, permitted occupancy "Use of 900 sq. ft. for fast food (limited) 11am till 11pm 7 days a week (occupancy 20 people or less for pizza shop)".

Date of Hearing: November 13, 2014
Time of Hearing: 9:30
Zone Case 266 of 2014

300-302 S Pacific Ave

Zoning District: R1D-M
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: Bloomfield
Owner: Redondo Nicholas & Josephine
Applicant: Redondo Nicholas & Josephine

Use of 1,298 sq. ft. of first floor and 700 sq. ft. of outdoor seating area as restaurant (limited); continued use of upper floors as two dwelling units. One business ID sign proposed.

Special Exception: 921.02.A.4 change from a one nonconforming use to another is a Special Exception

Special Exception: 921.02.A.1 enlargement of a nonconforming use is a Special Exception

Variance: 921.02.A.1(a) limit of enlargement 15% and 53% proposed

Variance: 903.03.C.2 minimum 30ft front setback required and 0ft requested (outdoor seating)
minimum 30ft exterior side setback required and 0ft requested

Variance: 919.01.F no sign shall be erected or painted identifying a nonconforming use without a review by the Board of Adjustment

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

Several ZBA cases from 1925 till 1997.

Notes:

Certificate of Occupancy dated 8/24/1979, permitted occupancy "Grocery store and two family dwelling".

Certificate of Occupancy 37475, dated 10/16/1980, permitted occupancy "Grocery store and two family dwelling with one car detached garage".

Certificate of Occupancy 53994, dated 10/13/1988, permitted occupancy "Convenience store on first floor including sale of beer and table/chair dining area with two dwelling units on second floor; a one stall garage is located in the rear yard. The dining area shall not contain more than 8 tables and 32 chairs".

Date of Hearing: November 13, 2014
Time of Hearing: 9:40
Zone Case 267 of 2014

415 S Atlantic St

Zoning District: R3-M
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: Bloomfield
Applicant: 415 S Atlantic MMG LP
Owner: 415 S Atlantic MMG LP

Use of existing structure as four dwelling units.

Variance: 911.04.A.85 multi-unit residential is not permitted in R3 zoning district

Variance: 914.02 two additional parking spaces required

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 34087, dated 7/17/1978, permitted occupancy "Use of existing building for three dwelling units with rear two car garage".

Date of Hearing: November 13, 2014
Time of Hearing: 9:50
Zone Case 268 of 2014

5214 Friendship Ave

Zoning District: R1D-M
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: Bloomfield
Applicant: 5214 Friendship MMG LP
Owner: 5214 Friendship MMG LP

Use of existing structure as three dwelling units.

Variance: 911.04.A use of three family dwelling is not permitted in R1D zoning district

Variance: 914.02 two additional parking spaces required

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A

Date of Hearing: November 13,2014
Time of Hearing: 10:00
Zone Case 269 of 2014

7310 Monticello St

Zoning District: R2-L

Ward: 13

Council District: 9,Councilperson Rev. Ricky Burgess

Neighborhood: Homewood North

Applicant: Stubblefield Leigh Beth

Owner: Stubblefield Leigh Beth

Use of existing structure as child care (general); for up to 15 children.

Variance: 911.04.A.12 use of child care (general) is not permitted in R2 zoning district

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 201002531, dated 9/27/2010, permitted occupancy "Use of existing three story structure (single family dwelling) for child care(limited) for up to 6 children, ages 6weeks through 13 years of age, Monday through Friday from 6:00am – 6:00pm."

Date of Hearing: November 13, 2014
Time of Hearing: 10:10
Zone Case 277 of 2014

244 Beardsley Ln

Zoning District: RP
Ward: 14
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Squirrel Hill
Applicant: MRRC SUMMERSET II LP
Owner: MRRC SUMMERSET II LP

Use of rear two car garage for home occupation (office) for single family dwelling.

Variance: 912.05.B.2 no change to exterior appearance of structure with home occupation; addition proposed

Variance: 912.05.B.4 no building addition permitted for purpose of home occupation, addition proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Residential building permit 14-B-01147, dated 4/25/14, occupancy is for "Two story single family dwelling with side porch, two car detached garage at rear, and interior courtyard and deck".
