



Division of Development Administration and Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

November 20, 2014

Date of Hearing: November 20, 2014
(rescheduled from October 2, 2014)
Time of Hearing: 9:00
Zone Case 247 of 2014

2139 Wharton St

Zoning District: UI
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: SOTA Construction Services INC
Owner: Pointe Vista Lofts LLC

New three story multi-unit residential building (23 units).

Special Exception: 911.02 multi-unit residential is a Special Exception in UI zoning district

Variance: 904.07.C minimum 10ft exterior side setback required and 0ft requested

Variance: 916.02.A.1.a minimum 5ft front setback required and 0ft requested
minimum 15ft rear setback required and 0ft requested
minimum 15ft interior side setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
ZBA 155 of 2011, applicant's request for new 4 story building for multi-unit residential with 18 units, 22 parking spaces and 6 bicycle parking spaces, was approved with condition.

ZBA 147 of 2012, applicant's request for new multi-unit residential structure (25 units) with integral garages was approved.

Notes:

N/A

Date of Hearing: November 20, 2014
Time of Hearing: 9:10
Zone Case 271 of 2014

180 38th St

Zoning District: R1A-VH
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lower Lawrenceville
Applicant: Syberg Capital LP
Owner: Synergy Capital LP

New three story single family detached dwelling with a two car integral garage.

Variance: 903.03.E.2 minimum 15ft rear yard setback required and 0ft requested

 minimum 5ft exterior side setback required and 0ft requested

 minimum 5ft interior side setback required and 1ft 4inch requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 116 of 2014, applicant's request to renovate and expand existing 2 story single family detached dwelling and construct a new two-car integral garage was approved with condition.

Notes:

Certificate of Occupancy 50156, dated 10/17/1986, permitted occupancy "Continued use of existing two story structure as a two family dwelling".

Date of Hearing: November 20, 2014
Time of Hearing: 9:20
Zone Case 279 of 2014

5607 Baum Blvd

Zoning District: LNC
Ward: 8
Council District: 7 ,Councilperson Deborah Gross
Neighborhood: Friendship
Owner: Baum Blvd Investors LP
Applicant: Baum Blvd Investors LP

Expansion of office (general) within existing three, four, and five story building.

Special Exception: 911.02 use of office (general) is a Special Exception in LNC zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 236 of 2010, applicant's request to use the existing structure as grocery store, general; office, general and retail with 3 levels of interior parking stalls and six outdoor stalls along westerly side was approved with conditions.

Notes:

Certificate of Occupancy 12-B-002769, dated 5/2/2013, permitted occupancy "Use of 8354 sq. ft. as office (limited) on second floor of five story structure".

Certificate of Occupancy 13-B-01329, dated 10/16/2013, permitted occupancy "Use of 3500 sq. ft. for office (limited) on third floor of five story structure".

Date of Hearing: November 20, 2014

Time of Hearing: 9:30

Zone Case 274 of 2014

811 Woodbourne Ave

Zoning District: R1D-M

Ward: 19

Council District: 4, Councilperson Natalia Rudiak

Neighborhood: Brookline

Owner: FORT PITT LLC

Applicant: FORT PITT LLC

One car parking pad at front of single family dwelling.

Variance: 903.03.C.2

minimum 30ft front setback required
and 0ft requested

minimum 5ft interior side setback
required and 0ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: November 20, 2014

Time of Hearing: 9:40

Zone Case 275 of 2014

4412 Plummer St & 152 45th St

Zoning District: R1A-VH

Ward: 9

Council District: 7, Councilperson Deborah Gross

Neighborhood: Central Lawrenceville

Applicant: Chan Real Estate LP

Owner: Chan Real Estate LP

Lot reconfiguration; two new 3 story single family attached dwellings with integral garages & continued use of existing single family attached dwelling located at 152 45th St.

Variance: 903.03.E.2 minimum lot size 1,200 sq. ft. permitted and 864 sq. ft. (unit 1) and 768 sq. ft. (units 2,3) requested

minimum 5ft front setback required and 0ft (unit 3) requested

minimum 15ft rear setback required and 0ft (unit 3) requested

minimum 5ft interior side setback required and 0ft (units 1,2,3) requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Residential occupancy permit 14-OCC-00459, dated 7/24/14, location 152 45th St, occupancy is for "Two single family dwellings in two attached structures (one dwelling at 4416 Plummer St)".

Date of Hearing: November 20, 2014

Time of Hearing: 9:50

Zone Case 276 of 2014

5409 Keystone St

Zoning District: R1A-VH

Ward: 10

Council District: 7, Councilperson Deborah Gross

Neighborhood: Upper Lawrenceville

Applicant: Chan Real Estate LP

Owner: Chan Real Estate LP

Lot reconfiguration; two new 2 story single family attached dwellings with existing garages.

Variance: 903.03.E.2 minimum 1,200 sq. ft. lot size required
and 939sq. ft. and 789 sq. ft. requested

minimum 5ft interior side setback required
and 0ft(dwelling & garage) and
2ft(garage) requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy
32225, dated 6/2/1977,
permitted occupancy "Three
family dwelling and two – two
car garages at rear".

Date of Hearing: November 20,2014

Time of Hearing: 10:00

Zone Case 278 of 2014

917-925 Beech Ave

Zoning District: R1A-H

Ward: 22

Council District: 6 ,Councilperson R. Daniel Lavelle

Neighborhood: Allegheny West

Applicant: KAG LTD II

Owner: KAG LTD II

9 car parking stalls at rear accessory to existing multi-family dwelling.

Variance: 903.03.D.2 minimum 5ft interior side setback required and 0ft and 4ft setback requested

Variance: 912.04.B minimum 2ft rear setback required and 0ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificates of Occupancy 28038, 2039, 2040, 2041, 2042, dated 10/1/1974, permitted occupancy for 3 story multiple family dwellings (15 units total).

Date of Hearing: November 20, 2014
(continued from October 16,2014)

Time of Hearing: 10:10

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:

Past Cases and Decisions:
N/A

Notes:

N/A

Observers:

| | |
|--|--|
| | |
| | |