



Division of Development Administration and Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

December 11, 2014

Date of Hearing: December 11, 2014

Time of Hearing: 9:00

Zone Case 287 of 2014

5541 Stanton Ave

Zoning District: R3-L

Ward: 11

Council District: 7, Councilperson Deborah Gross

Neighborhood: Highland Park

Applicant: Lorraine Brown (prospective owner)

Owner: Monopoly Corporation

Use of 2 ½ story structure as personal care residence (large) for 19 or less persons.

Special Exception: 911.04.A.95A use of personal care (large) in R3 zoning district is a Special Exception

Variance: 911.04.A.95A.(a) 6,200 sq. ft. lot area shall be provided and 6,083 sq. ft. requested

Variance: 911.04.A.95A.(f) 7 on-site parking spaces required

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 99A of 2011, applicant's request to use of existing 2 story structure as multi-unit residential (7 units) with 5 off-street parking stalls was Denied.

Notes:

Residential occupancy permit 14-OCC—00549, dated 9/5/14, occupancy is for "a living facility with no more than 8 unrelated disabled individuals and 1 staff member, regulated as a single family dwelling."

Date of Hearing: December 11, 2014
Time of Hearing: 9:10
Zone Case 288 of 2014

2237 Noblestown Rd

Zoning District: UNC

Ward: 28

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: Westwood

Applicant: Kevin McKeegan

Owner: Wendy's Old Fashioned Hamburgers of New York INC

New one story restaurant, fast food (limited) with 21 on-site parking spaces. New wall mounted business ID signs.

Special Exception : 913.03.F drive-through uses in UNC is a Special Exception

Variance: 919.01.E.6 signs may not extend above roof or parapet

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 31544, dated 2/26/1977, permitted occupancy "One story restaurant(Burger chef) with 34 stall minor parking area".

Certificate of Occupancy dated 1985, permitted occupancy "One story restaurant with 32 outdoor parking stalls (2 designated handicapped), with drive-thru window (12'x30' rear extension and 23'x3' front extension)".

Certificate of Occupancy 73238, dated 3/24/1997, permitted occupancy "3'6" x 7'4" one story extension to existing restaurant (for drive-thru pick-up window)".

Date of Hearing: December 11, 2014
Time of Hearing: 9:20
Zone Case 306 of 2014

711 S 21st St

Zoning District: UI
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Owner: Brew House Association INC
Applicant: TREK Development

Redevelopment of Duquesne Brewery building into Artists Work Studios, art Gallery, Workshop, and 76 apartments.

Special Exception: 904.07.C.4 multi-unit residential is a Special Exception in UI zoning district

Special Exception: 904.07.C.5 FAR above 3:1 is a Special Exception in UI zoning district; 3.75:1 proposed

Variance: 904.07.C parking not permitted in interior side yard setback; 10' required and 0' provided

Variance: 914.09.H 24ft required for drive aisle, and 20ft provided (easement across properties)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

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

Time of Hearing: 9:30

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: December 11, 2014
Time of Hearing: 9:50
Zone Case 290 of 2014

161 Almond Way

Zoning District: R1A-VH
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Applicant: NH Construction LLC
Owner: Alpha Beauty LLC

Third story roof alteration to existing single family dwelling.

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A

Date of Hearing: December 11, 2014
Time of Hearing: 10:00
Zone Case 291 of 2014

628 Copeland St

Zoning District: R2-M
Ward: 7
Council District: 8, Councilperson Daniel Gilman
Neighborhood: Shadyside
Applicant: Rafail Anna B
Owner: Rafail Anna B

Existing 8ft x 8ft rear deck with proposed deck roof and 6ft high privacy fence at rear and on northerly and southerly interior sides of single family dwelling.

Variance: 925.06.C minimum 15ft street side setback required and 0ft (fence) and 6ft (deck) requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: December 11, 2014

Time of Hearing: 10:10

Zone Case 294 of 2014

5742 Northumberland St

Zoning District: R2-L

Ward: 14

Council District: 8, Councilperson Daniel Gilman

Neighborhood: Squirrel Hill North

Applicant: Foley Teresa M

Owner: Foley Teresa M

Renovation of existing detached structure for use as additional one family dwelling (four residential dwellings total).

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

Special Exception: 921.02.A.1(a) limit of enlargement 15%

Variance: 914.02.A one additional on-site parking space required

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 18639, dated 7/7/1968, permitted occupancy "Three family dwelling".

Date of Hearing: December 11, 2014
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Zone Case 311A of 2014

320 E North Ave

Zoning District: EMI
Ward: 22
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Central Northside
Applicant: Bunting Graphic INC
Owner: Allegheny General Hospital

Installation of 15 business ID ground signs and two wall mounted business ID signs.

Variance: 919.03.M.3(b) ground signs are limited to 50sq. ft. in sign face area and 88.76 sq. ft. (for signs 1A,1B,12,14) requested

ground signs shall be at least 200ft apart and signs 1A,1B,5,6,7,8,9, 10,11,19,21 are within 20ft of another ground sign

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: December 11, 2014
Time of Hearing: 10:20
Zone Case 311B of 2014

4800 Friendship Ave

Zoning District: EMI
Ward: 8
Council District: 7 , Councilperson Deborah Gross
Neighborhood: Bloomfield
Applicant: Bunting Graphic INC
Owner: West Penn Hospital

Installation of 4 business ID ground signs and 12 wall mounted business ID Signs.

Variance: 919.03.M.3(a) wall mounted signs are limited to one per street frontage and 2 signs along Mathilda St(signs 14/WP3 & 39/FM3); 7 signs along the westerly side of S Millvale St (signs15/WP4,16/WP4, 43/FM14,20/WP5,44/FM14,43/CUS2, 44/CUS3) ; 2 wall mounted signs along Liberty Ave (signs 38/FM3, 40/FM3) are proposed

wall mounted signs shall not extend over 40ft above grade and sign 43/FM14 and sign 44/FM14 extend to 46'3" above grade

Variance:919.03.M.3(b) ground signs shall not exceed 50sq.ft.ft in sign face area and 72.58 sq. ft. requested for sign 1/P13; 97.5 sq. ft. for sign 4/P15

ground signs shall be at least 200ft apart; signs 3/P11 and 5/M4 are within 200ft of another ground sign

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

