



Division of Development Administration and Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

December 18, 2014

Date of Hearing: December 18, 2014
Time of Hearing: 9:00
Zone Case 302 of 2014

1249 Murdoch Rd

Zoning District: R2-L

Ward: 14

Council District: 8, Councilperson Daniel Gilman

Neighborhood: Squirrel Hill North

Applicant: Odoroff Elizabeth

Owner: Odoroff Elizabeth

4ft x 4ft lift at front of single family dwelling.

Variance: 925.06.A.15 cannot project more than 40” into a required front setback(30ft)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 11 of 1977, Special Exception granted to erect basement and 2 story extension to rear existing 2 story, 1 family dwelling(part of row).

Notes:

Certificate of Occupancy 35378, dated 3/29/1979, permitted occupancy "One family dwelling (part of row) and one outdoor parking stall(new rear extension".

Certificate of Occupancy 86992, dated 7/1/04, permitted occupancy "One family dwelling (part of row) and one outdoor parking stall (16ft x 16ft) second floor addition above rear one story portion of building".

Date of Hearing: December 18, 2014
Time of Hearing: 9:10
Zone Case 292 of 2014

76 Wyoming St

Zoning District: R2-H
Ward: 19
Council District: 2 , Councilperson Theresa Kail-Smith
Neighborhood: Mount Washington
Applicant: Conforti Anthony & Nancy
Owner: Conforti Anthony & Nancy

Use of 3 poultry birds (chickens) as urban agriculture accessory use with animals to single family dwelling.

Special Exception : 912.07.B use of poultry birds accessory to single family dwelling is a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: December 18, 2014
Time of Hearing: 9:20
Zone Case 293 of 2014

4228 Post St

Zoning District: R1A-H
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Owner: Wylie Holdings LP
Applicant: Wylie Holdings LP

Existing 15ft x 21ft one car parking pad and concrete patio at rear of single family dwelling.

Variance: 903.03.D.2 minimum 5ft interior side setback required and 0ft requested (parking pad)

Variance: 912.04.B minimum 5ft rear setback required and 0ft requested (parking pad)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: December 18, 2014

Time of Hearing: 9:30

Zone Case 295 of 2014

3344 Oregon St

Zoning District: R1D-H

Ward: 20

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: Esplen

Owner: Killen Marcella V

Applicant: Killen Marcella V

Continued use of existing two story structure as two family dwelling.

Review: 921.02.B.2(a) review (a less intensive use has been replaced the nonconforming use)

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 1289 of 1925, appeal granted to permit the erection of a two family dwelling, providing a side yard 3ft in width along the entire easterly side of the dwelling, the westerly wall of said building to be erected at the property line of Hollydale Way.

Notes:

Certificate of Occupancy 37386, dated 9/22/1980, permitted occupancy "Two family dwelling and two car detached garage".

Certificate of Occupancy 51767, dated 4/10/1987, permitted occupancy "2 1/2 story one family dwelling with two car detached garage (open deck second floor level in rear 2' x 8')".

Date of Hearing: December 18, 2014

Time of Hearing: 9:40

Zone Case 296 of 2014

164 44th St

Zoning District: R1A-VH

Ward: 9

Council District: 7, Councilperson Deborah Gross

Neighborhood: Central Lawrenceville

Applicant: Etschmailer Brenda

Owner: Etschmailer Brenda

Existing 6ft high privacy fence for single family dwelling (Foster Street side).

Variance: 903.03.E.2

minimum 5ft exterior side setback required and 0ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 77025, dated 6/19/1999, permitted occupancy "2-story two family dwelling with 2-car detached garage (continued use)".

Date of Hearing: December 18, 2014
Time of Hearing: 9:50
Zone Case 309 of 2014

6101 Kentucky Ave

Zoning District: R1A-H
Ward: 7
Council District: 8, Councilperson Daniel Gilman
Neighborhood: Shadyside
Applicant: Andrade Susan Z
Owner: Andrade Susan Z

Existing 8ft high fence for a single family dwelling (westerly side).

Variance: 903.03.D.2 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: December 18, 2014
Time of Hearing: 10:00
Zone Case 297 of 2014

16 S 13th St

Zoning District: R1A-VH
Ward: 17
Council District: 3 ,Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Nicholas Grant LLC(prospective owner)
Owner: McCabe Barbara

Continued use of existing 2 story structure as two family dwelling and 17' x 19' two car parking pad at rear.

Variance: 911.04.A use of two residential dwelling is not permitted in R1A zoning district

Variance: 903.03.E.2 minimum 5ft interior side setback required and 0ft requested(parking)

Variance: 912.04.B minimum 5ft rear setback required and 0ft requested(parking)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 58935, dated 12/10/1990, permitted occupancy "2 story one family dwelling with one rear outdoor parking space".

Date of Hearing: December 18, 2014
(continued from November 20, 2014)

Time of Hearing: 10:10

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 5ft interior side setback required and 0ft(dwellings & 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: December 18, 2014
Time of Hearing: 10:20
Zone Case 310 of 2014

113-115 N Pacific Ave

Zoning District: R1D-H
Ward: 10
Council District: 9, Councilperson Rev. Ricky Burgess
Neighborhood: Garfield
Applicant: Staab & Sons, INC
Owner: Bloomfield-Garfield Corporation

Three HVAC units for two story structure (Community service facility), Dearborn Street side.

Variance: 903.03.D.2 minimum 15ft exterior side setback required and 5ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 211 of 1995, Special Exception granted for a community service facility with incidental offices; side yard abutting the street variances of 3' instead of 25' and 8.63' instead of 25' and a rear yard variance of 2' instead of 30' for the air conditioning units, and a parking stall variance of 0 instead of 6 stalls are granted, subject to the conditions.

Notes:

Certificate of Occupancy 71664, dated 6/12/1996, permitted occupancy "Use of two story structure for youth community service facility with incidental offices and two outdoor air-conditioning units".
