



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

April 16, 2015

Date of Hearing: April 16, 2015
Time of Hearing: 9:00
Zone Case 98 of 2015

5685 Beacon St (5706 Bartlett St)

Zoning District: R2-L

Ward: 14

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Squirrel Hill

Applicant: Hillel Academy of Pittsburgh

Owner: Hillel Academy of Pittsburgh

Second story addition to an existing two story school structure located at 5685 Beacon St.

Review of two options to utilize property at 5706 Bartlett St for elementary and secondary school (limited). Option 1 includes new 3 story construction. Option 2 includes renovation to the existing 3 story building and a 3 story addition.

Special Exception: 911.04.A.63 use of elementary/secondary school in R2 zoning district is a Special Exception

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 70404, dated 10/18/1995, permitted occupancy "School for religious education with 12 outdoor parking stalls including one handicapped stall (60'x66' one story extension on easterly side)".

Date of Hearing: April 16, 2015

Time of Hearing: 9:20

Zone Case 61 of 2015

278 46th St

Zoning District: R1A-H

Ward: 9

Council District: 7, Councilperson Deborah Gross

Neighborhood: Central Lawrenceville

Owner: Halfhill Jenny E

Applicant: Moss Architects

13sq. ft. one story rear addition and 14ft x 18ft rooftop deck for single family dwelling.

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

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

Variance: 912.04.B minimum 5ft rear setback required and 4.5ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: April 16, 2015
Time of Hearing: 9:40
Zone Case 63 of 2015

5525 Columbo St

Zoning District: R2-H
Ward: 11
Council District: 9, Councilperson Rev. Ricky Burgess
Neighborhood: Garfield
Applicant: LMS Rogers LP
Owner: LMS Rogers LP

Existing school renovation for use as multi-unit residential with 40 units and outdoor parking area; and use of structure as public assembly (limited).

Variance: 911.04.A.85 use of multi-family is not permitted in R2 zoning district

Variance: 911.04.A.5 use of public assembly (limited) is not permitted in R2 zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 19853, dated 6/29/1967, permitted occupancy "Two demountable classrooms".

Date of Hearing: April 16, 2015
Time of Hearing: 9:50
Zone Case 64 of 2015

7665 Lock Way W

Zoning District: P
Ward: 11
Council District: 7, Councilperson Deborah Gross
Neighborhood: Highland Park
Applicant: Choder Stephen & Joann Noble
Owner: Choder Stephen & Joann Noble

Continued use of property and 3 story structure as Bed & Breakfast (limited) and incidental events.

Variance: 911.04 use of Bed & Breakfast is not permitted in P zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 69826, dated 7/25/1995, permitted occupancy "Two story one family dwelling with two car detached garage and one story pool house (6' high solid fence with 2' of lattice work and 4' high picket fence".

Date of Hearing: April 16, 2015

Time of Hearing: 10:10

Zone Case 78 of 2015

5618 Kentucky Ave

Zoning District: RM-M

Ward: 7

Council District: 8, Councilperson Daniel Gilman

Neighborhood: Shadyside

Applicant: Nema Kimya Dis Ticaret Sanayi Ve

Owner: Nema Kimya Dis Ticaret Sanayi Ve

Use of 4,950 sq. ft. of second and third floors of existing structure and continued use of existing nine outdoor parking spaces (one ADA included) as community center(limited).

Special Exception: 911.04.A.14 use of community center(limited) in RM zoning district is a Special Exception

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

Several ZBA hearings from 1967 till 1983.

Notes:

Certificate of Occupancy 45099, dated 9/21/1984, permitted occupancy "Three story institutional facility (child care) with nine outdoor parking stalls".

Certificate of Occupancy OCC09-05476, dated 12/28/2011, permitted occupancy "Child care (general) as a continuation of a prior institutional facility use with a maximum of 75 children to operate Monday through Friday 7:00am to 7:00pm; with 16 accessory parking stalls".

