

City of Pittsburgh, Department of City Planning 200 Ross Street, Third Floor Pittsburgh, Pennsylvania 15219

Division of Zoning and Development Review ZONING BOARD OF ADJUSTMENT **HEARING AGENDA April 16, 2015** Date of Hearing: April 16, 2015 Past Cases & Decisions: Time of Hearing: 9:00 Zone Case 98 of 2015 N/A Notes: 5685 Beacon St (5706 Bartlett St) Certificate of Occupancy Zoning District: R2-L 70404, dated 10/18/1995, **Ward: 14** permitted occupancy "School for religious education with Council District: 5, Councilperson Corey O'Connor 12 outdoor parking stalls Neighborhood: Squirrel Hill including one handicapped **Applicant:** Hillel Academy of Pittsburgh stall (60'x66' one story Owner: Hillel Academy of Pittsburgh extension on easterly side)". 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:

2015	Past Cases and Decisions:
	Notes:
as Washington III	N/A
dition for single family dwelling.	
minimum 5ft interior side setback required and 2ft requested	
minimum 15ft rear setback required and 5ft requested	
	required and 2ft requested minimum 15ft rear setback required

Date of Hearing: April 16, 2	2015	Dest Ocean & Destrict
Time of Hearing: 9:20 Zone Case 61 of 2015		Past Cases & Decisions: N/A
278 46 th St		Notes:
Zoning District: R1A-H Ward: 9 Council District: 7,Councilpe Neighborhood: Central Law Owner: Halfhill Jenny E Applicant: Moss Architects		N/A
13sq. ft. one story rear additional family dwelling.	on and 14ft x 18ft rooftop deck for single	
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:		

Date of Hearing: April 16, 2 Time of Hearing: 9:30 Zone Case 62 of 2015 1629 Lowrie St Zoning District: R1D-H Ward: 24	2015	Past Cases and Decisions: N/A Notes: Certificate of Occupancy 65647, dated 8/20/1993, permitted occupancy "2 ½
Council District: 1 ,Councilp Neighborhood: Troy Hill Owner: Croft Douglas B & K Applicant: Croft Douglas B&	athleen A & Kathleen A	story one family dwelling with 2-car detached garage with 20'x16' and 8'x16' bi-level deck with 8'x7'8" hot tub on deck in rear yard".
One story rear addition to sir	ngle family dwelling.	
Variance: 903.03.D.2	minimum 5ft interior side setback required and 1ft requested	
Appearances For Appellant:		
Objectors:		
Observers:		

Date of Hearing: April 16, Time of Hearing: 9:40 Zone Case 63 of 2015	2015	Past Cases and Decisions: N/A Notes:
5525 Columbo St Zoning District: R2-H Ward: 11		Certificate of Occupancy 19853, dated 6/29/1967, permitted occupancy "Two
Council District: 9,Council Neighborhood: Garfield Applicant: LMS Rogers LP Owner: LMS Rogers LP	person Rev. Ricky Burgess	demountable classrooms".
	for use as multi-unit residential with 40 rea; and use of structure as public	
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:		

Date of Hearing: April 16, 2 Time of Hearing: 9:50 Zone Case 64 of 2015	2015	Past Cases and Decisions: N/A Notes:
7665 Lock Way W Zoning District: P Ward: 11 Council District: 7,Councilp Neighborhood: Highland P Applicant: Choder Stephen Owner: Choder Stephen &	Park & Joann Noble	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".
Continued use of property as (limited) and incidental even	nd 3 story structure as Bed & Breakfast ts.	
Variance: 911.04	use of Bed & Breakfast is not permitted in P zoning district	
Appearances For Appellant:		
Objectors:		
Observers:		

Date of Hearing: April 16, (continued from February 12 Time of Hearing: 10:00 Zone Case 16 of 2015		Past Cases and Decisions: ZBA 415 of 1981, variance granted to erect 2 story
5459 Kipling Rd		extension to rear of existing 2 ½ story, 1 family dwelling with 2 car detached garage.
Zoning District: R1D-VL Ward: 14		Notes:
Council District: 8 ,Council Neighborhood: Squirrel Hi Owner: Yang Charles L & K Applicant: R J Schinhofen	ll North (ristina Parvianen	Certificate of Occupancy OCC10-07005, dated 6/21/2011, permitted occupancy "14 'x21' one story extensions with at grade terrace at rear of
11ft x 17.5ft second story ac	ddition to single family dwelling.	existing 2 ½ story single family dwelling with 6' open fence and two car detached garage also at rear".
Variance: 903.03.A.2	minimum 10ft interior side setback required and 7ft requested	
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Appearances For Appellant:		
Objectors:		
Observers:		

Date of Hearing: April 16, 2015 Time of Hearing: 10:10 Zone Case 78 of 2015	Past Cases and Decisions: Several ZBA hearings from 1967 till 1983.
5618 Kentucky Ave	Notes:
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	Certificate of Occupancy 45099, dated 9/21/1984, permitted occupancy "Three story institutional facility (child care) with nine outdoor parking stalls".
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).	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
Special Exception : 911.04.A.14 use of community center(limited) in RM zoning district is a Special Exception	children to operate Monday through Friday 7:00am to 7:00pm; with 16 accessory parking stalls".
Appearances For Appellant:	
Objectors:	
Observers:	

