



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

August 13, 2015

Date of Hearing: August 13, 2015
Time of Hearing: 9:00
Zone Case 163 of 2015

5309 Wickliff St

Zoning District: R1A-VH
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Upper Lawrenceville
Applicant: Wig Scott
Owner: Wig Scott

New one story rear garage with a rooftop deck, 11' x 5' rear deck, third story addition and 9'x 5' front addition to exiting single family dwelling.

Variance: 903.03.E.2 minimum 5ft interior side setback required and 0ft (additions), 3ft(deck), 0ft (garage and rooftop decks) requested

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

N/A

Date of Hearing: August 13, 2015
Time of Hearing: 9:10
Zone Case 164 of 2015

326 Olympia St

Zoning District: R1D-M

Ward: 19

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: Mount Washington

Applicant: Stevenson James & Shannon

Owner: Stevenson James & Shannon

One story porch enclosure for a single family dwelling.

Variance : 903.03.C.2 minimum 30ft exterior side setback
 required and 20ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: August 13, 2015

Time of Hearing: 9:20

Zone Case 222 of 2015

1133 Winterton St

Zoning District: R1D-M

Ward: 11

Council District: 7, Councilperson Deborah Gross

Neighborhood: Highland Park

Owner: Lacenere Jessica A Trybus

Applicant: Lacenere Jessica A Trybus

Two story front addition to existing single family dwelling and new one story detached garage at rear.

Variance: 903.03.C.2 minimum 30ft front setback required
and 15ft requested

minimum 30ft exterior side setback
required and 6ft(addition) and 5ft
(garage) requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: August 13, 2015

Time of Hearing: 9:30

Zone Case 214 of 2015

2213 Parklyn St

Zoning District: R1D-M

Ward: 32

Council District: 4, Councilperson Natalia Rudiak

Neighborhood: Overbrook

Owner: Serafini Richard

Applicant: Serafini Richard

New rear deck for a single family dwelling.

Variance: 903.03.C.2 minimum 5ft interior side setback
required and 2ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: August 13, 2015

Time of Hearing: 9:40

Zone Case 171 of 2015

1006 E Carson St

Zoning District: LNC

Ward: 17

Council District: 3, Councilperson Bruce Kraus

Neighborhood: South Side Flats

Applicant: DUBOIS2 LLC

Owner: DUBOIS2 LLC

LED pricing panel for the existing business ID ground sign.

Variance: 919.03.O.3 electronic non-advertising signs are not permitted in LNC zoning district

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

Several of ZBA hearings.

Notes:

Certificate of Occupancy 2455, dated 1985, permitted occupancy "One story convenience store with gasoline station and four outdoor parking stalls".

Certificate of Occupancy 84321, dated 2/6/2003, permitted occupancy "One 22ft x 6ft illuminated business ID pole sign; three 36in x 36in (each) illuminated canopy business ID sign; one 18in x 60 in illuminated business ID wall sign for gas station for gas station".

Date of Hearing: August 13, 2015
Time of Hearing: 9:50
Zone Case 172 of 2015

614&616 Foreland St

Zoning District: R1A-VH
Ward: 23
Council District: 1, Councilperson Darlene Harris
Neighborhood: East Allegheny
Applicant: Urban Trends LLC
Owner: Urban Trends LLC

17'x 36' & 15'x36' rear garages for single family dwellings.

Variance: 903.03.E.2 minimum 5ft interior side setback required and 0ft 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:

Certificate of Occupancy 42626, dated 7/25/1983, permitted occupancy '#614 Foreland –one family dwelling; #616 Foreland –two families; # 617 Shawano Way- one family dwelling and one car integral garage”.

Date of Hearing: August 13, 2015
Time of Hearing: 10:00
Zone Case 174 of 2015

1736 Morningside Ave

Zoning District: R1A-H
Ward: 10
Council District: 7 ,Councilperson Deborah Gross
Neighborhood: Morningside
Applicant: Games Brian K
Owner: Games Brian K

22'x24' two and one story addition with a rooftop deck above the first floor at rear of single family dwelling.

Variance: 903.03.E.2 minimum 5ft interior side setback required and 1ft requested(addition and deck)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: August 13, 2015

Time of Hearing: 10:10

Zone Case 176 of 2015

4 Ellsworth Pl

Zoning District: R1D-VL

Ward: 7

Council District: 8, Councilperson Daniel Gilman

Neighborhood: Shadyside

Applicant: TAI+ ARCHITECTS

Owner: Leinhardt Samuel & Gaea

New one story single family detached dwelling with integral parking, 1ft to 9ft retaining wall, 6.5ft high privacy fence at front, and one HVAC unit on northerly side.

Variance: 903.03.A.2 minimum 30ft front setback required and 8.7ft (dwelling) & 0ft(fence) requested

 minimum 8,000 sq. ft. lot size required and 4,872 sq. ft. requested

 minimum 30ft rear setback required and 15ft requested

 minimum 5ft interior side setback required and 2ft requested(HVAC)

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 219 of 2002, applicant's request to erect a 36' x 18' 1-story extension and a 19'x18' deck to rear of existing 1 family dwelling was granted.

Notes:

Certificate of Occupancy 73018, dated 2/20/1997, permitted occupancy "1-1 ½ story one family dwelling with two car integral garage with 3- ½ 'high open fence and 6' high wood fence".

Certificate of Occupancy 85231, dated 8/12/2003, permitted occupancy"36ft x 18ft on-story rear extension and 19' x 18' open deck attached to single family dwelling with 2 car integral garage".

Date of Hearing: August 13, 2015
Time of Hearing: 10:20
Zone Case 177 of 2015

1307 Rescue St

Zoning District: R1D-M
Ward: 26
Council District: 1 ,Councilperson Darlene Harris
Neighborhood: Spring Hill-City View
Owner: HM Property Group LLC
Applicant: HM Property Group LLC

Use of lots as manufacturing and assembly (limited), retail sales and services(limited), office space(second floor), storage and banquet hall.

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 91 of 1963, appeal granted to permit erection of a one-story extension by enclosing a portion of the existing porch attached to an existing 2 story, non-profit club structure with an existing 40-stall minor parking area, the front wall to be ten feet from the property line.

Notes:

N/A
