



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

December 17, 2015

Date of Hearing: December 17, 2015

Time of Hearing: 9:00

Zone Case 321 of 2015

318 Miller St (parcels 2-D-390, 386,389)

Zoning District: RM-M

Ward: 3

Council District: 6, Councilperson R Daniel Lavelle

Neighborhood: Crawford Roberts

Applicant: Miller Street LLP

Owner: Church of God in Christ of PGH

5 story 36 unit multi-family dwelling with integral parking.

Variance: 903.03.C.2 minimum 25ft rear setback required and 0ft requested

minimum 1,800 sq. ft. lot size per unit required and 335 sq. ft. requested

maximum height 55ft/4 stories permitted and 56.5ft/5 stories requested

minimum 10ft interior side setback required and 0ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: December 17, 2015
Time of Hearing: 9:20
Zone Case 294 of 2015

285 Main St

Zoning District: R1A-H
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Owner: Voytko Benjamin
Applicant: Voytko Benjamin

Rooftop deck above the existing rear detached garage for a single family dwelling.

Variance: 903.03.D.2 minimum 5ft interior side setback required and 1ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: December 17, 2015
Time of Hearing: 9:30
Zone Case 320 of 2015

110 Sampsonia Way

Zoning District: R1A-VH
Ward: 25
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Northside
Applicant: Driftwood Partners LLC
Owner: Driftwood Partners LLC

Roof reconfiguration/ third story addition to single family dwelling.

Variance: 903.03.E.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 17, 2015
Time of Hearing: 9:40
Zone Case 300 of 2015

2511 Jane St

Zoning District: R1A-VH
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Young Brian
Owner: Young Brian

Lot subdivision and continued use of two existing residential structures.

Variance: 903.03.E.2 minimum 15ft rear setback required and 13.9ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: December 17, 2015
Time of Hearing: 9:50
Zone Case 301 of 2015

132 Monastery Ave

Zoning District: R1A-VH
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Slopes
Applicant: Young Brian
Owner: Young Brian

Two compact car parking pad at rear of single family dwelling.

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:

N/A

Date of Hearing: December 17, 2015
(continued from May 14,2015)

Time of Hearing: 10:10

Zone Case 120 of 2015

341 Grandview Ave & Bertha St

Zoning District: GPR-A

Ward: 19

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: Mount Washington

Applicant: St. Mary of the Mount Parish

Owner: Cozza Enterprises, LLC

Review of traffic study related to construction of a 16,000 sq. ft. parish center with a social hall that seats 300-340 occupants, religious assembly (general).

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: December 17, 2015

Time of Hearing: 10:20

Zone Case 302 of 2015

1500 Arch St

Zoning District: R1A-VH

Ward: 25

Council District: 6, Councilperson R. Daniel Lavelle

Neighborhood: Central Northside

Applicant: Steven G Hawkins

Owner: High Knoll Development Corporation

Continued use of existing structure as three residential dwellings and use of portion of first floor as commercial space(retail sales and service-limited).

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

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 30143, dated 4/27/1976, permitted occupancy "3 story six family dwelling".
