



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

June 18, 2015

**Date of Hearing:** June 18, 2015  
**Time of Hearing:** 9:00  
**Zone Case 137 of 2015**

2681 Waddington Ave

**Zoning District:** R2-H  
**Ward:** 19  
**Council District:** 4, Councilperson Natalia Rudiak  
**Neighborhood:** Brookline  
**Applicant:** A M Rafi PC  
**Owner:** A M Rafi PC

Use of existing structure as community home.

**Special Exception:** 911.04.A.84 use of community home in R2 zoning district is a Special Exception

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**  
Various of ZBA hearings.

**Notes:**

Certificate of Occupancy 63948, dated 11/12/1992, permitted occupancy "Two story building for housing elderly with 18 one bedroom; 2 two bedrooms; and one four bedroom- total of 26 beds. Licensed by the State as a personal care boarding home and recognized as such by the city of Pittsburgh for spacing purposes".

**Date of Hearing:** June 18, 2015  
**Time of Hearing:** 9:10  
**Zone Case 125 of 2015**

2819 Chartiers Ave

**Zoning District:** H  
**Ward:** 20  
**Council District:** 2, Councilperson Theresa Kail-Smith  
**Neighborhood:** Sheraden  
**Applicant:** Sheraden Bank  
**Owner:** Sheraden Bank

One drive-through ATM.

**Variance :** 911.04.A.96      bank is not permitted in H district

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** June 18, 2015  
**Time of Hearing:** 9:20  
**Zone Case 127 of 2015**

605-607 W Jefferson St

**Zoning District:** R1A-VH  
**Ward:** 25  
**Council District:** 6, Councilperson r. Daniel Lavelle  
**Neighborhood:** Central Northside  
**Owner:** Johnson Paul  
**Applicant:** Johnson Paul

Construct two new 3 story single family attached dwellings with 12'x20' rear decks and rooftop decks, and with integral parking, one HVAC unit on the roof.

**Variance:** 903.03.E.2            minimum 5ft interior side setback required and 0ft(dwellings and decks), 0.5ft (HVAC unit) requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** June 18, 2015  
**Time of Hearing:** 9:30  
**Zone Case 166 of 2015**

1235 Clairhaven St

**Zoning District:** R2-L  
**Ward:** 28  
**Council District:** 2, Councilperson Theresa Kail-Smith  
**Neighborhood:** Crafton Heights  
**Owner:** Scholl District of Pittsburgh  
**Applicant:** Springboard

Use of second floor of existing two story building as manufacturing and assembly (limited) with accessory retail.

**Variance:** 911.04.A.39      use of as manufacturing and assembly (limited) is not permitted in R2 zoning district

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

Various ZBA hearings.

**Notes:**

Certificate of Occupancy 77648, dated 7/16/1999, permitted occupancy "One temporary demountable accessory classroom to existing elementary school (temporary use until Aug. 31, 2002)".

**Date of Hearing:** June 18, 2015  
**Time of Hearing:** 9:40  
**Zone Case 161 of 2015**

1819 Blvd of the Allies

**Zoning District:** NDI

**Ward:** 1

**Council District:** 6, Councilperson R. Daniel Lavelle

**Neighborhood:** Bluff

**Applicant:** Blind and Vision Rehabilitation Services

**Owner:** 1816 Locust LLC

Two new wall mounted business ID signs (233 sq. ft., 73.5 sq. ft.)  
and one new canopy business ID sign (36 sq. ft.).

**Variance:** 919.03.M.6(a) wall mounted signs shall not be mounted  
higher than 40ft : 73ft for sign 2 and 51ft  
for sign 1 requested

maximum of 80 sq. ft. in sign face area  
permitted and 233 sq. ft. for sign 1  
requested

**Variance:** 919.03.M.6(c) canopy sign shall not exceed 6" letter  
height and 11" requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

ZBA 86 of 2014,  
applicant's request for use  
of existing structure as  
manufacturing and  
assembly(limited),  
offices(general), medical  
offices/clinic(general),  
multi-suite  
residential(general) with  
10 units and two  
residential dwelling units;  
accessory parking spaces  
will be located at 1805  
Blvd of The Allies and  
Locust St was approved.

**Notes:**

N/A

**Date of Hearing:** June 18, 2015  
**Time of Hearing:** 9:50  
**Zone Case 162 of 2015**

21<sup>st</sup> St & Railroad St (parcel 9-D-264)

**Zoning District:** UT/SP-8  
**Ward:** 2  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Strip District  
**Applicant:** Buncher Company  
**Owner:** Buncher Company

New 4 story apartment building with integral parking.

**Variance:** 909.01.05      zone B building orientation and entry-no parking structure/may be entered from Waterfront Pl. Accessory parking structure entry requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** June 18, 2015

**Time of Hearing:** 10:00

**Zone Case 128 of 2015**

5224-5226 Wickliff St

**Zoning District:** R1A-VH

**Ward:** 10

**Council District:** 7 ,Councilperson Deborah Gross

**Neighborhood:** Upper Lawrenceville

**Applicant:** Peter Margittai Architects LLC

**Owner:** K Bennett Enterprises LLC

Lot subdivision and renovation of existing 3 story structure for use as three single family attached dwellings with a rear addition and new rooftop decks.

**Variance:** 903.03.E.2      minimum 1,200 sq. ft. lot size permitted and 992 sq. ft., 853 sq. ft. and 817 sq. ft. requested

minimum 15ft rear setback required and 0ft(lot 3 ) requested

minimum 5ft interior side setback required and 0ft(lot 2) and 0ft (decks) requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy 44149, dated 4/23/1984, permitted occupancy "Three story row type building with five units- 5224, two unit; 5224 ½, two unit; 5226, one unit".

**Date of Hearing:** June 18, 2015  
**Time of Hearing:** 10:10  
**Zone Case 153 of 2015**

Stanton Ave(parcel 82-H-1-0-20)

**Zoning District:** P  
**Ward:** 11  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Highland Park  
**Applicant:** City of Pittsburgh  
**Owner:** City of Pittsburgh

8ft high open fence for Highland Park Community Garden.

**Variance:** 905.01.C.2      minimum 30ft front setback required and 0ft requested

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:** June 18, 2015  
**Time of Hearing:** 10:20  
**Zone Case 130 of 2015**

922 Ivy St

**Zoning District:** R2-M

**Ward:** 7

**Council District:** 8, Councilperson Daniel Gilman

**Neighborhood:** Shadyside

**Applicant:** Speer John & Nicole

**Owner:** Speer John & Nicole

6ft high privacy fence along the property lines on southerly and northerly sides and at rear of single family dwelling.

**Variance:** 903.03.C.2                    minimum 30ft exterior side setback required and 0ft requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

ZBA 513 of 1984, variance granted for 3 dwelling units and erection of a 1-car detached garage.

ZBA 118 of 1989, variance granted for one parking stall with conditions.

**Notes:**

Certificate of Occupancy 30104, dated 4/21/1976, permitted occupancy "3 story two family dwelling".

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