



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

January 21, 2016

Date of Hearing: January 21, 2016
Time of Hearing: 9:00
Zone Case 13 of 2016

3100 Pioneer Ave

Zoning District: R1D-M
Ward: 19
Council District: 4, Councilperson Natalia Rudiak
Neighborhood: Brookline
Applicant: Pittsburgh Baptist Church
Owner: Pittsburgh Baptist Church

New ground business ID LED sign at front of existing church.

Variance: 919.03.O.3 electronic non-advertising signs are not permitted in R1D zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 55421, dated 1987, permitted occupancy "Two story with basement church with education classrooms and 50 outdoor parking stalls (2 designated handicapped). 2 ½ compact shrubs, 3' retaining wall".

Date of Hearing: January 21, 2016

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Zone Case 14 of 2016

636 ½ Boggs Ave

Zoning District: R1D-H

Ward: 19

Council District: 4, Councilperson Natalia Rudiak

Neighborhood: Mount Washington

Applicant: Weber Eric S

Owner: Weber Eric S

Existing 14' x 8' second level front deck for a single family dwelling.

Variance : 903.03.D.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: January 21, 2016

Time of Hearing: 9:20

Zone Case 15 of 2016

1627 Penn Ave

Zoning District: UI

Ward: 2

Council District: 7, Councilperson Deborah Gross

Neighborhood: Strip District

Owner: 1627 Penn Avenue LP

Applicant: 1627 Penn Avenue LP

Existing building renovation for use as multi-unit residential (72 units) with off-site parking.

Special Exception: 911.04.A.85 use of multi-unit residential in UI zoning district is a Special Exception

Special Exception: 914.07.G.2 off-site parking is a Special Exception

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 201 of 2014, applicant's request for renovation of existing 10-story building and use of 72 unit residential with first floor continued restaurant use (8,000sq.ft.); new construction of 3 level parking garage with 77 auto parking stalls, including 3 ADA spaces, was approved with conditions.

Notes:

N/A

Date of Hearing: January 21, 2016

Time of Hearing: 9:40

Zone Case 53 of 2016

711 James St

Zoning District: R1A-VH

Ward: 23

Council District: 1, Councilperson Darlene Harris

Neighborhood: East Allegheny

Applicant: Bertha On The Park LLC

Owner: Bertha On The Park LLC

Existing garage renovation(or second story addition) for use as an art studio and use of two story building as an office(limited) with incidental retail sales and events.

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

Variance: 912.04.E maximum accessory height 15ft/two story permitted

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: January 21, 2016
Time of Hearing: 10:00
Zone Case 54 of 2016

460 Melwood Ave

Zoning District: UI, H
Ward: 5
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: North Oakland
Applicant: Jason Roth
Owner: Iasta Chiminage LLC

Reuse of existing structure as artist studio, welding shop and recreation and entertainment indoor (limited).

Variance: 912.01.D accessory uses must be located on the same zoning lot and in the same zoning district as the primary structure

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: January 217, 2016
Time of Hearing: 10:20
Zone Case 18 of 2016

Rural St/N St Clair St/Weldin St (parcel 83-K-129,128,127,116)

Zoning District: R2-M
Ward: 11
Council District: 9,Councilperson Rev Ricky Burgess
Neighborhood: East Liberty
Applicant: L&J Partners realty LP
Owner: Eldi Real Estate LLC

Lot reconfiguration and five new 2 ½ story single family detached dwellings with front porches, rear detached decks, 6ft high privacy fence at rear and along the street sides.

Variance: 903.03.C.2 minimum 30ft front setback required and 7'4" for dwellings, 0ft for front porches requested

 minimum 30ft exterior side setback required and 0ft(dwelling #1), 2ft(dwelling # 5), 10ft (garages #1&5), 0ft privacy fence requested

 minimum 5ft interior side setback required and 0ft (dwellings # 2,3,4,5, porches, garages # 2,3,4,5) requested

Variance: 912.04.B minimum 5ft rear setback required and 1ft for garage #1 requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A
