



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

March 10, 2016

**Date of Hearing:** March 10, 2016  
**Time of Hearing:** 8:50  
**Zone Case 58 of 2016**

6100 Ellsworth Ave

**Zoning District:** R1A-H  
**Ward:** 7  
**Council District:** 8, Councilperson Daniel Gilman  
**Neighborhood:** Shadyside  
**Applicant:** South Highland Limited Partnership #1  
**Owner:** South Highland Limited Partnership #1

Three additional parking spaces at front of existing structure (total seven front parking spaces).

**Variance:** 903.03.D.2            minimum 15ft front setback required and 4ft requested

**Special Exception:** 921.02.A expansion of a nonconforming use is a Special Exception

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

ZBA 75 of 2001, Special Exception granted to change the occupancy of an existing one-story structure garage from the parking of six school buses to 46 parking stalls for employees and clients of the office building located at 201-207 S Highland Avenue.

ZBA 171 of 2005, the appellant's request for the retail use only granted with the condition.

**Notes:**

Certificate of Occupancy 82111, dated 10/5/2001, permitted occupancy" One-story garage structure for use of clients and employees in office building located at 201-207 S Highland Avenue".

**Date of Hearing:** March 10, 2016  
**Time of Hearing:** 9:00  
**Zone Case 123 of 2016**

132 Maple Heights Rd

**Zoning District:** R2-L

**Ward:** 14

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

**Neighborhood:** Squirrel Hill

**Applicant:** Rossi David & Barbara

**Owner:** Rossi David & Barbara

One story addition and rear deck for existing single family dwelling.

**Variance:** 903.03.B.2      minimum 30ft front /exterior side setback  
required and 9ft requested (addition,  
deck)

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** March 10, 2016  
**Time of Hearing:** 9:10  
**Zone Case 42 of 2016**

523 Industry St

**Zoning District:** R2-H

**Ward:** 18

**Council District:** 3, Councilperson Bruce Kraus

**Neighborhood:** Beltzhoover

**Applicant:** Bruce P Winterhalter (prospective owner)

**Owner:** Beltzhoover Preservation Trust # 523

20'x24' existing two car garage accessory to single family dwelling located at 200 Beltzhoover Ave.

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

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy 81327, dated 12/1/2000, permitted occupancy "20'x24' two car detached in side yard accessory to one family dwelling".

**Date of Hearing:** March 10, 2016

**Time of Hearing:** 9:20

**Zone Case 43 of 2016**

507 Melwood St

**Zoning District:** UI

**Ward:** 5

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

**Neighborhood:** North Oakland

**Owner:** Sciulli Donato & Giovina

**Applicant:** Sciulli Donato & Giovina

Existing 15ft high retaining wall.

**Variance:** 915.02.A.e      maximum height for retaining walls 10ft permitted

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

ZBA 167 and 168 of 2013, applicant's request for use of existing two story structure as two family dwelling with four parking spaces, 509 Melwood St and use of nine space commercial parking lot, 507 Melwood St was approved.

**Notes:**

N/A



**Date of Hearing:** March 10, 2016  
**Time of Hearing:** 9:40  
**Zone Case 284 of 2015**

538 W Jefferson St

**Zoning District:** R1A-VH  
**Ward:** 25  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Central Northside  
**Applicant:** Flying Dragon LP  
**Owner:** Flying Dragon LP

Existing front porch, existing one story rear addition and proposed three car parking pad for single family dwelling.

**Variance:** 903.03.E.2      minimum 5ft interior side setback required and 0ft requested (parking pad, porch, and addition)

   minimum 5ft exterior side setback required and 0ft requested (parking pad, porch)

   minimum 5ft front setback required and 0ft requested (porch)

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy dated 1995, permitted occupancy "2 ½ story single family dwelling with 13'x28' one story side extension (sunroom)"



**Date of Hearing:** March 10, 2016  
**Time of Hearing:** 10:00  
**Zone Case 46 of 2016**

316 39<sup>th</sup> St

**Zoning District:** R1A-H  
**Ward:** 6  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Lower Lawrenceville  
**Applicant:** Michel Terence A  
**Owner:** Michel Terence A

New 18ft x 24ft two story detached garage at rear of two family dwelling.

**Variance:** 903.03.D.2            minimum 5ft interior side setback required and 0ft requested

**Variance:** 912.04.B            minimum 5ft rear setback required and 0ft requested

**Variance:** 912.04.E            maximum height 15ft/one story permitted and two story requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy 37184, dated 8/11/1980, permitted occupancy "2 story two family dwelling with one car rear detached garage (third story to remain vacant)".



**Date of Hearing:** March 10, 2016  
**Time of Hearing:** 10:20  
**Zone Case 116 of 2016**

321 Bigham St

**Zoning District:** R1D-H  
**Ward:** 19  
**Council District:** 2, Councilperson Theresa Kail-Smith  
**Neighborhood:** Mount Washington  
**Applicant:** Bigham Tavern  
**Owner:** Bigham Group INC

New 52'x20' patio roof for Bigham Tavern.

**Special Exception:** 921.02.A.1(a) enlargement of a nonconforming use is a Special Exception

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

ZBA 116 of 2011, applicant's request for 52'x20' patio on the side of an existing restaurant was approved with condition.

**Notes:**

N/A



**Date of Hearing:** March 10, 2016  
**Time of Hearing:** 10:40  
**Zone Case 76 of 2016**

1619 Lowrie St

**Zoning District:** R1D-H  
**Ward:** 24  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** Troy Hill  
**Owner:** Troy Hill Citizens INC  
**Applicant:** Nancy Noszka

Building renovation for use as an office (limited).

**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 & Decisions:**

ZBA 620 of 1985, Special Exception granted for aquarium retail store, appeal granted for two dwelling units.

**Notes:**

Certificate of Occupancy, dated 1985, permitted occupancy "Aquarium retail store and one dwelling unit first floor and one dwelling unit above with incidental storage of aquarium in basement".

Certificate of Occupancy 72686, dated 12/13/1996, permitted occupancy "Use of the first floor storefront as a hair salon".

Certificate of Occupancy 76527, dated 10/7/1998, permitted occupancy "Dance center for children".

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