



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

April 14, 2016

Date of Hearing: April 14, 2016
Time of Hearing: 8:50
Zone Case 88 of 2016

6606 Kinsman Rd

Zoning District: R1D-L

Ward: 14

Council District: 8, Councilperson Daniel Gilman

Neighborhood: Squirrel Hill North

Applicant: Korzeniowsky Lewko

Owner: Diegelman Paul e & Elizabeth A

4'3" x 9'2" rear porch enclosure/addition to single family dwelling.

Variance: 903.03.B.2 minimum 5ft interior side setback
required and 3ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: April 14, 2016

Time of Hearing: 9:00

Zone Case 180 of 2016

7070 Forward Ave

Zoning District: RP

Ward: 14

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Squirrel Hill North

Applicant: Chris Richardson-Hampton Tech

Owner: Walnut Towers Partners LP

45ft high retaining wall for the existing apartment structure.

Variance: 915.02.A.1.e maximum 10ft height permitted and
45ft requested

Variance: 915.02.A.1.d bottom of retaining wall shall be 5ft
away from property line and 0ft
requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

N/A

Date of Hearing: April 14, 2016
Time of Hearing: 9:10
Zone Case 172 of 2016

Webster Ave/Trent St/Erin St/Wooster St/Elmore St/Kirkpatrick St

Zoning District: RM-M, LMC
Ward: 5
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Middle Hill
Applicant: La Quatra Bonci
Owner: City of Pittsburgh

New single family attached and detached dwellings with parking pads, existing buildings renovation.

#1

Variance : 903.03.C.2 minimum 25ft front setback required and 10ft (Webster Ave), 6ft 4inch(Bedford Ave)requested
minimum 25ft exterior sided setback required and 10ft(Erin St) requested

Variance: 912.04.B minimum 5ft rear setback required and 4ft(parking area between buildings 8 and 9) requested

Variance: 912.01.D accessory structures must be located on the same zoning lot and in the same zoning district as the primary use- accessory parking and community center located in LNC zoning district

Variance: 912.04.E maximum 15ft height permitted and 24ft requested for Community Center

Variance:914.02 28 on-site parking spaces required and 21 requested

Special Exception: 916.04.C waiver of Residential Compatibility Standards
parking must be 15ft from the property zoned RM and 10ft requested

Variance: 915.02.A.1.d top and bottom of the cut or filled slopes

Past Cases and Decisions:

N/A

Notes:

N/A

| | | |
|-------------------------------|---|--|
| | shall be located no less than 5ft from any property line | |
| #2 | | |
| Variance: 903.03.C.2 | minimum 25ft front setback required and 10ft requested | |
| | minimum 25ft exterior side setback required and 10ft requested | |
| | minimum 10ft interior side setback required and 7ft 3inch requested | |
| Variance: 914.02.A | 2 on-site parking spaces required and 0 requested | |
| Variance: 915.02.A.1.d | top and bottom of the cut or filled slopes shall be located no less than 5ft from any property line | |
| #3 | | |
| Variance: 903.03.C.2 | minimum 25ft front setback required and 10ft requested(Trent St, Wooster St) | |
| | minimum 25ft exterior side setback required and 10ft requested(Trent St , Wooster St) | |
| | minimum 10ft interior side setback required and 7ft 6inch requested for building 16 | |
| | minimum 25ft rear setback required and 13ft 3inch requested for buildings 19 & 20 | |
| Variance: 914.02.A | 13 on-site parking spaces required and 7 requested | |
| Variance: 914.10.A | one on-site loading space required and 0 proposed | |
| Variance: 915.02.A.1.d | top and bottom of the cut or filled slopes shall be located no less than 5ft from any property line | |

#4

- Variance:** 903.03.C.2 minimum 25ft front setback required and 10ft requested(Webster Ave, Wooster St)
- minimum 25ft exterior side setback required and 10ft requested for building 12
- minimum 10ft interior side setback required and 7ft 3inch requested for building 13
- minimum 25ft rear setback required and 15ft requested for building13
- Variance:** 914.02.A 9 on-site parking spaces required and 1 requested
- Variance:** 914.10.A one on-site loading space required and 0 proposed
- Variance:** 915.02.A.1.d top and bottom of the cut or filled slopes shall be located no less than 5ft from any property line

Appearances
For Appellant:

Objectors:

Observers:

Date of Hearing: April 14, 2016
(continued from March 3,2016)

Time of Hearing: 9:40

Zone Case 55 of 2016

3801 Liberty Ave(49-P,385, 380)

Zoning District: UI, R1A-H

Ward: 6

Council District: 7, Councilperson Deborah Gross

Neighborhood: Lower Lawrenceville

Applicant: Desmone Associates

Owner: Horowitz Donald R & Carole S

Existing building renovation for use as multi-unit residential, animal care (general) and a restaurant, off-site parking at 3800 Howley St.

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

Special Exception: 914.07.G.2(a) off-site parking is a Special Exception, located at parcel 49-P-294 & 49-P-295

Variance: 911.02 use of dog run for animal care (general) is not permitted in R1A zoning district

Variance: 914.07.G.02(a)(2) off-site parking areas shall require the same or less restrictive zoning classification than that required for the use served

Variance: 912.01.D accessory uses are required to be located in the same zoning district as the primary use

Variance: 904.07.C maximum FAR 3:1 permitted and 3.95:1 requested
minimum 10ft exterior side setback required and 0ft requested

Special Exception: 916.09 waiver of Residential Compatibility Standards

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 56989, dated 3/8/1990, permitted occupancy "Distributing of plants wholesale warehouse with incidental office space and fourteen outdoor parking stalls".

minimum 15ft front setback required
and 0ft requested

minimum 15ft rear setback required
and 0ft requested

minimum 15ft interior side setback
required and 0ft requested

Variance: 916.02.B.1

maximum height 40ft/3 stories
permitted and 48ft/4 stories requested

Variance: 914.10.A

one loading space required and 0
requested

Appearances
For Appellant:

Objectors:

Observers:

Date of Hearing: April 14, 2016
(continued from February 11,2016)

Time of Hearing: 9:50

Zone Case 25 of 2016

3010 E Carson St

Zoning District: UI

Ward: 16

Council District: 3,Councilperson Bruce Kraus

Neighborhood: South Side Flats

Owner: East Carson Associates INC

Applicant: East Carson Associates INC

Construction of new six story hotel including two- level parking structure.

Variance: 904.07.C.3

maximum FAR 3:1 permitted and
4.6:1 requested

minimum 10ft interior side setback
required and 0ft and 3ft requested

minimum 20ft rear setback required
and 0ft requested

maximum height 60ft/4 stories
permitted and 85'4"/6 stories
requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: April 14, 2016
Time of Hearing: 10:00
Zone Case 96 of 2016

2021 Wharton Ave

Zoning District: CP
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Pittsburgh Sign and Lighting LLC
Owner: Twenty First Street Associates

Seven new wall mounted business ID signs for Giant Eagle.

Variance: 919.03.M.5 (a) maximum 80sq.ft. in sign face area permitted and 195sq.ft., 406sq. ft., and 421sq.ft. on North elevation, West elevation, and South Elevation requested

maximum letter height 4ft permitted and 5ft requested (for sign A)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 85772, dated 10/29/2003, permitted occupancy "Two 4ft 6inc x 55ft(247.5 sq. ft. each) individual letter wall illuminates signs; two 21inch x 14ft 9inch individual letter illuminated wall signs; and one, 6ft x 16ft individual letter illuminated wall sign mounted on mounting plate".

Date of Hearing: April 14, 2016
Time of Hearing: 10:10
Zone Case 97 of 2016

203 Shiloh St

Zoning District: LNC
Ward: 19
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Mount Washington
Applicant: Harlen Stone
Owner: 201 Shiloh Street Associates

Existing 14.44 sq. ft. LED business ID 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:

ZBA 113 of 2013, the applicant's request for 14.44 sq. ft. LED wall mounted sign for the restaurant was denied.

Notes:

Certificate of Occupancy 86811, dated 5/13/2004, permitted occupancy "Open air courtyard for dining accessory to bar/restaurant with 6 ½ ft wrought iron fence and 6ft brick wall(solid wood dumpster enclosure)(no entertainment in courtyard)."

Date of Hearing: April 14, 2016

Time of Hearing: 10:20

Zone Case 162 of 2016

136 6th St

Zoning District: GT-C

Ward: 2

Council District: 6, Councilperson R Daniel Lavelle

Neighborhood: Central Business District

Applicant: Advance Sign

Owner: JDM Properties INC

18" x 11'8 3/8" canopy sign for the existing restaurant.

Variance: 919.03.M.7(e) the face of sign shall not project above the canopy and shall not exceed 8" in height, 18" requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy
OCC 08-03722, dated
03/08/2011, permitted
occupancy "Use of 3,600 sq.
ft. on first floor for restaurant
w/liquor license (general)
mélange restaurant".

| | |
|--|--|
| | |
| | |