



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

May 5, 2016

Date of Hearing: May 5, 2016
Time of Hearing: 8:50
Zone Case 111 of 2016

324 Emerson St

Zoning District: RM
Ward: 7
Council District: 8, Councilperson Daniel Gilman
Neighborhood: Shadyside
Applicant: Penkins Eastman
Owner: Commonwealth of PA

Use of existing structure as recreation and entertainment, indoor (general) and medical office (general).

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

Special Exception: 921.02.A.1 enlargement of the nonconforming use

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: May 5, 2016

Time of Hearing: 9:00

Zone Case 114 of 2016

5215 5th Ave

Zoning District: RM-M

Ward: 7

Council District: 6, Councilperson R Daniel Lavelle

Neighborhood: Shadyside

Applicant: Precision Sign & Awning

Owner: Kfour LP

28 sq. ft. wall mounted business ID sign.

Variance: 919.01.F signs identifying a nonconforming use shall be reviewed by Zoning Board of Adjustment

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 15-OCC-00714, dated 12/29/2015, permitted occupancy " Use of one story structure as retail sales and service(limited) for furniture sales with painting workshops".

Date of Hearing: May 5, 2016
Time of Hearing: 9:10
Zone Case 117 of 2016

4613 Friendship Ave

Zoning District: R1A-H
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Bloomfield
Applicant: Hanlon William J & Darlene M
Owner: Hanlon William J & Darlene M

One car parking pad at rear of single family dwelling.

Variance : 903.03.D.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: May 5, 2016
Time of Hearing: 9:20
Zone Case 118 of 2016

1140 N Negley Ave

Zoning District: R1D-L
Ward: 11
Council District: 7, Councilperson Deborah Gross
Neighborhood: Highland Park
Owner: Manzi Christopher S
Applicant: Manzi Christopher S

24.5' x 7' detached deck at rear of single family dwelling.

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: May 5, 2016
Time of Hearing: 9:30
Zone Case 163 of 2016

3920 Penn Ave

Zoning District: LNC
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lower Lawrenceville
Owner: Phat Nguyen LLC
Applicant: Phat Nguyen LLC

Use of structure as restaurant (general) with proposed two on-site parking spaces and 10 bike racks.

Special Exception: 911.04.A.57 use of restaurant (general) is a Special Exception in LNC zoning district

Variance: 914.02 2 additional parking spaces required

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 200500757, dated 3/6/2007, permitted occupancy "Enclosure 20'x24' one story carport and two (2) 47'x9' open one story awnings front and rear of existing one story vehicle sales (limited) facility (no vehicle repair work to be done on premises)".

Date of Hearing: May 5 , 2016
Time of Hearing: 9:40
Zone Case 194 of 2016

1922 Murray Ave

Zoning District: LNC
Ward: 14
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Squirrel Hill South
Applicant: Kolano Design
Owner: Friendship Circle Pittsburgh INC

Reactivate marquee sign band. Upgrade illumination to LED sign.

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

Variance: 919.03.O.3(c) the changeable area of sign shall be limited to 50% of total permitted sign area

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

N/A

Date of Hearing: May 5, 2016
Time of Hearing: 9:50
Zone Case 119 of 2016

1205 Chartiers Ave

Zoning District: NDI
Ward: 20
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Crafton Heights
Applicant: Ben Syput
Owner: Battaglia Michael A

New 8,247 sq. ft. structure for retail sales and services (limited) with on-site parking spaces.

Variance: 906.08.C.5.06 development shall be set back 50ft in both directions from the edge of the steep slope, proposed less than 50ft

Special Exception: 916.09 waiver of Residential Compatibility standards

Variance: 916.02.A.1(a) minimum 30ft front setback required and 15ft requested

Variance: 916.02.A.1(c) minimum 15ft interior side setback required and 5ft requested

Variance: 916.04.B minimum 30ft dumpster separation required and 15ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 69449, dated 5/18/95, permitted occupancy "2 story structure for retail & wholesale of new and used auto parts first floor with storage above; accessory storage bins for used parts; new 8' chain link fence with slats; customer parking area with existing 10' high chain link fence with barb wire".

Date of Hearing: May 5, 2016
Time of Hearing: 10:00
Zone Case 120 of 2016

5343-45 Second Ave

Zoning District: R1A-H
Ward: 15
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Hazelwood
Applicant: Murray Dewayne
Owner: Murray Dewayne

New 30ft x 15ft structure/trailer for use as office (limited).

Special Exception: 921.02.A.4 change from a one non-conforming use to another is a Special Exception

Variance: 903.03.D.2 minimum 15ft exterior side setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: May 5, 2016
Time of Hearing: 10:10
Zone Case 128 of 2016

1601 Hawthorne St

Zoning District: R1D-L
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Stanton Heights
Applicant: Crean William F & Martha A
Owner: Crean William F & Martha A

New 11'x14' porch for single family dwelling.

Variance: 903.03.B.2 minimum 30ft exteriors side setback
required and 8ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: May 5, 2016
Time of Hearing: 10:30
Zone Case 198 of 2016

4-6 Crafton Blvd

Zoning District: LNC
Ward: 28
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Oakwood
Applicant: Chris Dombroskie
Owner: Glaser Josephine

28 parking spaces accessory to Crafton elementary school.

Variance: 912.01.D accessory parking lot should be located on the same parcel as primary use

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A
