



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

May 12, 2016

**Date of Hearing:** May 12, 2016  
**Time of Hearing:** 8:50  
**Zone Case 190 of 2015**

53 Miltenberger St

**Zoning District:** R1A-H  
**Ward:** 1  
**Council District:** 6, Councilperson R. Daniel Lavelle  
**Neighborhood:** Bluff  
**Applicant:** Eckenrode Robert C  
**Owner:** Eckenrode Robert C

Continued use of existing structure as two family dwelling.

**Review:** 911.04                      review of use of existing structure as  
two family dwelling

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** May 12, 2016  
**Time of Hearing:** 9:00  
**Zone Case 191 of 2015**

55 Miltenberger St

**Zoning District:** R1A-H  
**Ward:** 1  
**Council District:** 6, Councilperson R. Daniel Lavelle  
**Neighborhood:** Bluff  
**Applicant:** JCWS LLC  
**Owner:** JCWS LLC

Continued use of existing structure as two family dwelling.

**Review:** 911.04                      review of use of existing structure as  
two family dwelling

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**  
N/A

**Notes:**  
N/A

**Date of Hearing:** May 12, 2016  
**Time of Hearing:** 9:10  
**Zone Case 124 of 2016**

5844 Sunapee Way

**Zoning District:** RM-M  
**Ward:** 14  
**Council District:** 5, Councilperson Corey O'Connor  
**Neighborhood:** Squirrel Hill South  
**Applicant:** Ovick Norman Lester  
**Owner:** Ovick Norman Lester

Use of property as six dwelling units.

**Variance :** 914.02.A                      one additional parking space required

**Variance:** 903.03.C.2                      minimum lot size per unit 1,800 sq. ft.  
required and 926 sq. ft. requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy  
31469, dated 1/11/77,  
permitted occupancy  
"Multiple family dwelling with  
five units".

**Date of Hearing:** May 12, 2016  
**Time of Hearing:** 9:20  
**Zone Case 192 of 2016**

1051-1055 Spring Garden Ave & 1254 Voskamp St

**Zoning District:** NDI/UI  
**Ward:** 24  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** Spring Garden  
**Owner:** Gargamel Properties LP  
**Applicant:** GBBN Architects

Use as public assembly (limited) for outdoor events for about 40 people and 40 off-site parking spaces located at 1254 Voskamp St.

**Special Exception:** 911.04.A.5 use as public assembly(limited) is a Special Exception in NDI/UI zoning district

**Variance:** 914.07.G.2(a)(1) no off-site parking shall be located more than 1,000ft from the primary entrance of the use served and 1,400 ft requested

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

**Special Exception:** 916.04.C waiver for Residential Compatibility Site Design parking area shall not be located within 15ft of property zoned R1A and 12ft requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

Certificate of Occupancy 14-B-01146, permitted occupancy "750 sq. ft. one story structure with new canopy as retail sales and service(limited) accessory to two story warehouse with 5 parking spaces(1 ADA) and new access ramp".

**Date of Hearing:** May12, 2016  
**Time of Hearing:** 9:30  
**Zone Case 217 of 2016**

2701 Murray Ave

**Zoning District:** RM-M  
**Ward:** 14  
**Council District:** 5, Councilperson Corey O'Connor  
**Neighborhood:** Squirrel Hill  
**Owner:** Morrowfield Apartments LP  
**Applicant:** Mystery Key Escape Room

Use of 1,200 sq. ft. on first floor as recreation and entertainment indoor (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 and Decisions:**

N/A

**Notes:**

Certificate of Occupancy 200804111, dated 1/15/2009, permitted occupancy" Occupancy of 1200 sq. ft. on first floor as massage therapy".



**Date of Hearing:** May 12, 2016  
**Time of Hearing:** 9:50  
**Zone Case 215 of 2016**

505 S Murtland St

**Zoning District:** R1D-L  
**Ward:** 14  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** Point Breeze  
**Applicant:** Semich Thomas J  
**Owner:** Semich Thomas J

New one story detached garage at rear of single family dwelling.

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

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

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** May 12, 2016  
**Time of Hearing:** 10:00  
**Zone Case 212 of 2016**

22-30 W North Ave

**Zoning District:** LNC  
**Ward:** 22  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** Central Northside  
**Applicant:** Brian Kaminski  
**Owner:** Garden Theater Block LLC

New Garden Theater blade sign.

**Variance:** 919.01.J      signs related to business no longer at site  
must be removed or relocated

**Variance:** 921.03.F.2      nonconforming signs may be repaired,  
complete prefabrication proposed

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** May 12, 2016  
(continued from April 14, 2016)  
**Time of Hearing:** 10:10  
**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:** May 12, 2016  
**Time of Hearing:** 10:20  
**Zone Case 203 of 2016**

2465 Sunset Ave

**Zoning District:** H  
**Ward:** 26  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** Spring Hill  
**Applicant:** Horton Charlette A  
**Owner:** Horton Charlette A

Use of basement as child care (general), up to 12 children.

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

**Variance:** 914.02.A one additional parking space required

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

Certificate of Occupancy 200500954, dated 7/13/2005, permitted occupancy "Continued use of structure as small personal care residence for eight clients and with one dwelling unit for resident manager and one outdoor parking stall".

**Date of Hearing:** May 12, 2016  
**Time of Hearing:** 10:30  
**Zone Case 205 of 2016**

5859 Aylesboro Ln

**Zoning District:** R1D-VL

**Ward:** 14

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

**Neighborhood:** Squirrel Hill North

**Applicant:** Wildman Chalmers Design

**Owner:** Whitacre Jay & Augustine Catherime

Six ft high privacy fence for single family dwelling.

**Variance:** 903.03.A.2      minimum 30ft exterior side setback  
required and 6ft requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**  
N/A

**Notes:**  
N/A



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