



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

June 9, 2016

Date of Hearing: June 9, 2016
Time of Hearing: 8:50
Zone Case 144 of 2016

913 Middle St

Zoning District: R1A-VH
Ward: 23
Council District: 1, Councilperson Darlene Harris
Neighborhood: East Allegheny
Applicant: Tirimacco Kara
Owner: Tirimacco Kara

Rear deck and 8ft high privacy fence for single family dwelling.

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

N/A

Date of Hearing: June 9, 2016
Time of Hearing: 9:00
Zone Case 243 of 2016

5947 Penn Ave

Zoning District: UNC
Ward: 11
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: East Liberty
Applicant: Rick Stern
Owner: Eldevco Associates

Use of 5,463 sq. ft. of first floor as restaurant (general).

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: June 9, 2016
Time of Hearing: 9:10
Zone Case 168 of 2016

1400,1404 Mifflin Rd

Zoning District: R1D-L,LNC
Ward: 31
Council District: 5,Councilperson Corey O'Connor
Neighborhood: Lincoln Pl
Applicant: Dever Vicki
Owner: Dever Vicki

Use of property as vehicle/equipment sale (limited), up to six cars.

Special Exception: 911.04.A.75 use of vehicle/equipment sale (limited) in LNC zoning district is a Special Exception

or alternatively an office located at 1404 Mifflin Rd

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
ZBA 279 of 2015, use of portion of first floor as retail sales and services (limited), shoe store at 1404 Mifflin Rd.

Notes:

Certificate of Occupancy 11-B-01882, dated 9/20/2011, permitted occupancy "Use of first floor as retail sales and services (limited) ice cream /custard/hot dog shoppe".

Date of Hearing: June 9, 2016

Time of Hearing: 9:20

Zone Case 147 of 2016

115 57th St

Zoning District: H

Ward: 10

Council District: 7, Councilperson Deborah Gross

Neighborhood: Upper Lawrenceville

Owner: Wylie Holdings LP

Applicant: Andrew Minton

Use of existing structure as public assembly (limited).

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

Review: 919.01.F sign identifying a nonconforming use

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

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 64106, dated 12/14/92, permitted occupancy "Two story structure with repair and storage of appliances(washers, dryers,etc0 on first floor with storage of electrical equipment on second floor with 9'x10' loading dock, with three story one family dwelling attached in rear".

Certificate of Occupancy 71120, dated 2/19/1996, permitted occupancy "Use of basement for automobile detailing including mechanical repairs and body and fender work".

Date of Hearing: June 9, 2016
Time of Hearing: 9:30
Zone Case 235 of 2016

206 N Euclid Ave

Zoning District: CP
Ward: 11
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: East Liberty
Owner: City of Pittsburgh
Applicant: Moss Architects

Use of structure as an office and retail sale and service with 21 automobile parking spaces.

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: June 9 , 2016
Time of Hearing: 9:40
Zone Case 143 of 2016

Howley St

Zoning District: R1A-VH
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Bloomfield
Applicant: Frank Steven
Owner: VERGILDV

New three story single family detached dwelling with integral parking, rear deck, rooftop deck and stairway enclosure.

Variance: 903.03.E.2 minimum 5ft front setback required and 0ft requested(rooftop deck)

minimum 5ft interior sides setback required and 0ft and 3ft requested(deck and rooftop deck)

Variance: 925.06.C minimum 3ft interior side setback required and 0ft requested(dwelling)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: June 9, 2016
Time of Hearing: 9:50
Zone Case 229 of 2016

3705/3601 5th Ave

Zoning District: EMI
Ward: 4
Council District: 8, Councilperson Rev Ricky Burgess
Neighborhood: West Oakland
Applicant: Boyd Bryant Design
Owner: UPMC

New ground signs for UPMC.

Variance: 903.03.M.3(b) ground signs are limited to one along 200ft or less , and less proposed for signs 1,3,6,8, and 9

maximum 50sq. ft. sign face area permitted and 106sq.ft.(sign1), 89sq. ft.(signs 6 and 8) requested

two-sided signs permitted and 4-sided signs requested(signs 6 and 8)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

N/A

Date of Hearing: June 9, 2016
Time of Hearing: 10:00
Zone Case 166 of 2016

14 Arnold St

Zoning District: R2-L
Ward: 28
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Crafton Heights
Applicant: Stevenson Nina L
Owner: Stevenson Nina L

Use of structure as child care(general)- up to 12 children, 6ft high privacy fence at rear, and one car front parking pad. New front deck.

Variance: 911.04.A.12 use of child care(general) is not permitted in R2 zoning district

Variance: 903.03.B.2 minimum 30ft front setback required and 15ft(fence) and 5ft(parking pad) requested

Variance: 914.02 one additional parking pad required

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 14-OCC-00523, dated 9/24/2014, permitted occupancy "Use of existing single family dwelling as child care(limited), up to six children, hours of operation 23 hours per day, six days per week, age of children from 2 months old to 12 years old".

Date of Hearing: June 9, 2016

Time of Hearing: 10:10

Zone Case 145 of 2016

5217 Butler St

Zoning District: LNC

Ward: 10

Council District: 7, Councilperson Daniel Gilman

Neighborhood: East Liberty

Applicant: Kevin F. McKeegan

Owner: The Province of St Augustine of the Capuchin Order

Renovation of 13,400 sq. ft. of existing structure for use as an office (general).

Special Exception: 911.04.A.43 use of office(general) in LNC zoning district is a Special Exception

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 200904431, dated 10/12/2010, permitted occupancy "Use of 1-story structure with mezzanine as recreation & entertainment indoor(limited)(boys & girls club) with 18 outdoor parking stalls".

Date of Hearing: June 9, 2016
Time of Hearing: 10:30
Zone Case 149 of 2016

1022 Chestnut St

Zoning District: R1A-VH
Ward: 3
Council District: 1, Councilperson Darlene Harris
Neighborhood: East Allegheny
Applicant: Chris Waraks
Owner: Eat Deutschtown Investments LLC

Use of property as restaurant (limited), coffee shop.

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:

N/A

Notes:

N/A
