



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

July 14, 2016

Date of Hearing: July 14, 2016
Time of Hearing: 8:50
Zone Case 263 of 2016

5518 Black St

Zoning District: R3-M
Ward: 11
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Garfield
Applicant: Mao & Mao LLC
Owner: Mao & Mao LLC

Lot subdivision and use of lots as single family attached dwellings with new 12'x12 two story rear additions, and rear decks.

Variance: 903.03.C.2 minimum 3,200 sq. ft. lot size permitted and 2,400 sq. ft. proposed

minimum 5ft interior side setback required and 0ft(porches, decks, stairways) requested

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 26810, dated 8/8/1973, permitted occupancy "3 story multiple family dwelling with three units".

Date of Hearing: July 14, 2016

Time of Hearing: 9:00

Zone Case 270 of 2016

4720 Fifth Ave

Zoning District: EMI

Ward: 14

Council District: 8, Councilperson Daniel Gilman

Neighborhood: Squirrel Hill North

Applicant: STANTEC

Owner: Central Catholic High School INC

50 sq. ft. wall mounted identification sign for Science Technology Engineering.

Variance: 919.03.M.3(a) sign may not be mounted more than 40ft above the grade, 62ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: July 14, 2016
Time of Hearing: 9:10
Zone Case 190 of 2016

215-221 Republic St

Zoning District: R1D-M
Ward: 19
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Duquesne Heights
Applicant: Bazari John Jr
Owner: Bazari John Jr

Ten new single family detached dwellings.

Variance : 903.03.C.2 minimum 3,200 sq. ft. lot size required
and 2,900 sq. ft. requested

Variance: 925.06.C minimum 3ft interior side required and
2ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: July 14, 2016
Time of Hearing: 9:20
Zone Case 171 of 2016

5312-5314 Duncan St

Zoning District: R1A-VH
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Upper Lawrenceville
Owner: Bennett Kristoffer J
Applicant: Peter Margittai Architects LLC

Lot reconfiguration and continued use of 2 existing structures with proposed rooftop decks, three story addition to unit B, three new 3 story single family attached dwellings with rooftop decks and three car parking located below units D & E accessory to units A,B,C,D,E.

Variance: 903.03.E.2 minimum 1,200 sq. ft. lot size required and 802sq.ft.(units B,C), 795 sq. ft. (unit A), 1,165sq. ft. (units E,D) requested

 minimum 15ft rear setback required and 0ft(units C,D,E, rooftop decks for units C,D,E), 10ft (units A,B) requested

 minimum 5ft front setback required and 0ft(decks D,E) requested

 minimum 5ft interior side setback required and 0ft (addition, units C,D,E, decks for units A,B,C,E,D) requested

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: July 14, 2016
Time of Hearing: 9:30
Zone Case167 of 2016

5170 Margaret Morrison St

Zoning District: EMI
Ward: 14
Council District: 8, Councilperson Daniel Gilman
Neighborhood: Squirrel Hill North
Owner: Carnegie Mellon University
Applicant: Carnegie Mellon University

Use of existing structure as dormitory.

Special Exception: 911.04.A.23 use of dormitory is a Special Exception in EMI zoning District

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: July 14 , 2016
Time of Hearing: 9:40
Zone Case 260 of 2016

248 38th St

Zoning District: R1A-H
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lower Lawrenceville
Applicant: CJB Partners LLC
Owner: CJB Partners LLC

Use of first floor as an office (limited) /alternatively residential unit.
Two car parking pad at rear.

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

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

minimum 15ft exterior side setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 42964, dated 9/21/1983, permitted occupancy "Grocery store on first floor and one dwelling unit above".

Date of Hearing: July 14, 2016
Time of Hearing: 9:50
Zone Case 174 of 2016

5906 Penn Ave

Zoning District: UNC
Ward: 8
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: East Liberty
Applicant: Morgan Architects + Design
Owner: ALHA 4 LP

Building renovation for use as an office (general).

Variance: 914.02 49 off-street parking spaces required and
0 proposed

Alternatively
Special Exception: 914.07.G 2(c) Special Exception for
Transportation Management Plan

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
ZBA 292 of 2015, applicant's request for 40 off-site parking spaces for new uses (retail and office) in two-story structure was approved with condition.

Notes:

N/A

Date of Hearing: July 14, 2016
Time of Hearing: 10:00
Zone Case 259 of 2016

101 Bonvue St

Zoning District: R1D-M
Ward: 26
Council District: 1, Councilperson Darlene Harris
Neighborhood: Perry North
Applicant: Observatory Hill Development Corp
Owner: URA of Pittsburgh

New one story detached garage accessory to single family dwelling located on adjacent lot (as one lot).

Variance: 903.03.C.2 minimum 30ft front setback required and 15ft requested

Variance: 912.04.E maximum height 15ft permitted

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: July 14, 2016
Time of Hearing: 10:10
Zone Case 254 of 2016

3606 Bethoven St

Zoning District: R2-M
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Polish Hill
Applicant: Robinson Olivia M
Owner: Robinson Olivia M

8'x12' shed accessory to two family dwelling located on adjacent lot (as one lot).

Variance: 903.03.C.2 minimum 30ft front setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 200903532, date 9/16/2009, permitted occupancy "Use of existing 3 story 2 family dwelling".

Date of Hearing: July 14, 2016

Time of Hearing: 10:20

Zone Case 251 of 2016

1816,1818,1820,1817,1819 Wharton St

Zoning District: R1A-VH

Ward: 17

Council District: 3, Councilperson Bruce Kraus

Neighborhood: South Side Flats

Applicant: Rothschild Collaborative Doyno

Owner: URA of Pittsburgh

Five new 3 story and mezzanine single family attached dwellings with integral parking, front balconies, rear decks, and rooftop decks.

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

minimum 5ft interior sides setback required and 0ft requested(balconies and decks)

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: July 14, 2016
Time of Hearing: 10:40
Zone Case 241 of 2016

3601 Butler St

Zoning District: LNC
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lawrenceville
Applicant: Burghers
Owner: Irwin M Fletcher LP

Use of 3,020 sq. ft. of first floor as restaurant (general).

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A
