



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

July 28, 2016

**Date of Hearing:** July 28, 2016  
**Time of Hearing:** 8:50  
**Zone Case 189 of 2016**

1339 Adams St

**Zoning District:** R1A-VH  
**Ward:** 21  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Manchester  
**Applicant:** Bush Charita  
**Owner:** Bush Charita

Use of existing single family structure as a child care (limited).

**Special Exception:** 911.04.A.12 use of child care(limited) in R1A zoning district is a Special Exception

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Occupancy 74907, dated 12/23/97, permitted occupancy "2 ½ story one family dwelling (part of a 4unit row) with a one car detached garage, 6' high wood fence and A/C unit".

**Date of Hearing:** July 28, 2016

**Time of Hearing:** 9:00

**Zone Case 193 of 2016**

3221 Kennett Sq

**Zoning District:** R1A-VH

**Ward:** 4

**Council District:** 3, Councilperson Bruce Kraus

**Neighborhood:** South Oakland

**Applicant:** Gibbons Realty Limited Partnership

**Owner:** Gibbons Realty Limited Partnership

Continued use of structure as two family dwelling.

**Review:** 911.04

review of use of property as two family dwelling

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** July 28, 2016  
**Time of Hearing:** 9:20  
**Zone Case 196 of 2016**

215 57<sup>th</sup> St

**Zoning District:** R1D-L  
**Ward:** 10  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Stanton Heights  
**Owner:** Conley Catherine A  
**Applicant:** Conley Catherine A

Use of property as an office (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 & Decisions:**

N/A

**Notes:**

N/A



**Date of Hearing:** July 28 , 2016  
**Time of Hearing:** 9:40  
**Zone Case 285 of 2016**

3300 S Water St

**Zoning District:** SP-5  
**Ward:** 16  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Side Works  
**Applicant:** Kolano Design  
**Owner:** UPMC Presbyterian

New 598 sq. ft. wall mounted business ID sign for UPMC Rooney Sports complex.

**Variance:** South Side Signage Guidelines

maximum 400 sq. ft. in sign face area permitted and 598 sq. ft. requested

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**

N/A

**Date of Hearing:** July 28, 2016  
**Time of Hearing:** 9:50  
**Zone Case 230 of 2016**

1102 Linden Pl

**Zoning District:** R1A-VH  
**Ward:** 23  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** East Allegheny  
**Applicant:** 742 B& L INC  
**Owner:** 742 B&L INC

Rooftop deck for single family dwelling.

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

**Variance:** 912.04.B      minimum 5ft rear setback required and  
3ft requested

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**

N/A

**Date of Hearing:** July 28, 2016

**Time of Hearing:** 10:00

**Zone Case 271 of 2016**

422 N St Clair St

**Zoning District:** R2-M

**Ward:** 11

**Council District:** 9, Councilperson Rev Ricky Burgess

**Neighborhood:** East Liberty

**Applicant:** Patrick & Michelle Barlac (prospective owner)

**Owner:** Saint Clair Apartments LP

One and two story rear addition, rear deck, second and third level rooftop decks, HVAC unit.

**Variance:** 903.03.C.2      minimum 30ft front setback required and 19.5ft requested (rooftop deck)

minimum 30ft rear setback required and 5ft requested (addition)

minimum 5ft interior side setback required and 1ft and 3/4" (addition, deck, rooftop decks), 4.5ft (HVAC) requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A



**Date of Hearing:** July 28, 2016  
**Time of Hearing:** 10:20  
**Zone Case 200 of 2016**

6040 Stanton Ave

**Zoning District:** R3-M  
**Ward:** 11  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** East Liberty  
**Applicant:** Sharma Vandana  
**Owner:** Sharma Vandana

Use of structure as three family dwelling.

**Variance:** 903.03.C.2            minimum 1,800 sq. ft. lot size per unit permitted and 1,333 sq. ft. requested

**Variance:**914.02            one parking space required

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Occupancy 53757, dated 8/22/1988, permitted occupancy "Two family dwelling with two lodgers".

**Date of Hearing:** July 28, 2016  
**Time of Hearing:** 10:30  
**Zone Case 289 of 2016**

525 Mount Pleasant Rd

**Zoning District:** R1D-L/P  
**Ward:** 26  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** Northview Heights  
**Applicant:** Tucker Arensber Attorneys  
**Owner:** Housing Authority City of Pittsburgh

Proposed Northview Heights Senior Mid-rise and Community facilities relocation.

**Special Exception:** 921.02.A.1 Special Exception to expand/occupy a portion of the site with a nonconforming uses (Elderly housing general and support uses)

**Special Exception:** 921.02.A.3 Special Exception for the relocation of the structures containing nonconforming uses (Elderly housing general and support uses)

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A

**Date of Hearing:** July 28, 2016

**Time of Hearing:** 10:40

**Zone Case 288 of 2016**

1606 Brookline Blvd

**Zoning District:** R1D-L

**Ward:** 32

**Council District:** 4, Councilperson Natalia Rudiak

**Neighborhood:** Brookline

**Applicant:** Hartzell Tim W

**Owner:** Hartzell Tim W

One car parking pad at front of single family dwelling.

**Variance:** 903.03.B.2

minimum 30ft front setback required  
and 2ft requested

minimum 5ft interior side setback  
required and 0ft requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

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