



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

August 18, 2016

Date of Hearing: August 18, 2016

Time of Hearing: 8:50

Zone Case 315 of 2016

1731-1733 E Carson St

Zoning District: LNC

Ward: 17

Council District: 3, Councilperson Bruce Kraus

Neighborhood: South Side Flats

Applicant: David Morgan

Owner: 1731 East Carson Street Associates LLC

Use of 2,200 sq. ft. of structure as restaurant, fast food (limited).

Variance: 914.02.A

11 on-site parking spaces required and
0 requested

Past Cases & Decisions:

N/A

Notes:

N/A

Appearances

For Appellant:

Objectors:

Observers:

Date of Hearing: August 18, 2016
Time of Hearing: 9:00
Zone Case 231 of 2016

1717 Buena Vista St

Zoning District: R1A-VH
Ward: 25
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Northside
Applicant: M & M RE Holdings LLC
Owner: M & M RE Holdings LLC

15'5" x 15'6" rooftop deck and stairway for single family dwelling.

Variance: 903.03.E.2 minimum 5ft interior side setback required and 4ft and 0ft requested (rooftop deck)

Variance : 925.06.13 minimum 1ft interior sides setback required and 0ft requested (stairway)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: August 18, 2016
Time of Hearing: 9:10
Zone Case 283 of 2016

546 E End Ave

Zoning District: R2-L
Ward: 14
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Point Breeze
Applicant: Beck Kimberly D
Owner: Beck Kimberly D

Addition to existing one story detached garage (or carport and porch).

Variance : 903.03.B.2 minimum 5ft interior side setback required and 0ft and 1ft requested

Variance: 912.04.B minimum 2ft rear setback required and 0ft requested

Variance:912.04.E maximum 15ft height permitted

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 22954, dated 11/19/1969, permitted occupancy "One story extension to three story one family dwelling with one story 2 car detached garage".

Date of Hearing: August 18, 2016
Time of Hearing: 9:20
Zone Case 219 of 2016

7112 Penn Ave

Zoning District: R1D-L
Ward: 14
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Point Breeze
Owner: Church in Pittsburgh
Applicant: Church in Pittsburgh

LED sign for the existing church.

Variance: 919.03.O.3 electronic non-advertising signs are not permitted in R1D zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 81938, dated 8/30/2001, permitted occupancy "Occupy entire 2 ½ story structure for religious assembly classes and administrative offices with 31 outdoor parking stalls including two handicapped stalls".

Date of Hearing: August 18, 2016
Time of Hearing: 9:50
Zone Case 226 of 2016

218 Essen St

Zoning District: R1D-L
Ward: 26
Council District: 1, Councilperson Darlene Harris
Neighborhood: Spring Hill City View
Applicant: Pegues Terry Lynn
Owner: Pegues Terry Lynn

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

Variance: 911.04.A.12 use as child care(general) is not permitted in R1D zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A

Date of Hearing: August 18, 2016
Time of Hearing: 10:00
Zone Case 252 of 2016

7704 Wavery St

Zoning District: R2-L
Ward: 14
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Point Breeze
Applicant: Jordan Lisa M
Owner: Jordan Lisa M

25' x 15' one story rear addition to single family dwelling.

Variance: 903.03.B.2 minimum 30ft rear setback required and 22ft requested

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: August 18, 2016

Time of Hearing: 10:10

Zone Case 228 of 2016

1215 Schimmer St

Zoning District: R1A-VH

Ward: 27

Council District: 1, Councilperson Darlene Harris

Neighborhood: Marshall-Shadeland

Applicant: Treden Investments LLC

Owner: Treden Investments LLC

Use of property as community home.

Special Exception: 911.04.A.84 use as community home is a
Special Exception in R1A zoning district

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 663 of 1991, Special Exception granted for a large personal care home with 21 clients and 24 hour supervision.

Notes:

Certificate of Occupancy 63592, dated 9/10/92, permitted occupancy" Large personal care residence with 24 hour staff".

Date of Hearing: August 18, 2016

Time of Hearing: 10:20

Zone Case 311 of 2016

201 Isabella St

Zoning District: DR-C

Ward: 22

Council District: 1, Councilperson Darlene Harris

Neighborhood: North Shore

Applicant: Design Box

Owner: Aluminium Company of America

One additional wall mounted business building name sign for ARCONIC.

Variance: 919.03.M.7(c)) only one business building name may be on high wall sign, two requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: August 18, 2016
Time of Hearing: 10:30
Zone Case 233 of 2016

501 Grant St

Zoning District: GT-B
Ward: 2
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Business District
Applicant: Shawn Smith
Owner: DIV 501 Grant St Partnership

Two new canopy signs for the existing restaurant.

Variance: 919.03.M.7(e) the face of sign shall not project above the canopy, shall not exceed 8" in height and 3'5" requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: August 18, 2016

Time of Hearing: 10:40

Zone Case 249 of 2016

8862-8864 Frankstown Rd

Zoning District: R2-L

Ward: 13

Council District: 9, Councilperson Rev Ricky Burgess

Neighborhood: East Hills

Applicant: Ansari Wahad

Owner: Ansari Wahad

Use of first floor as vocational school (limited), barber school.
10 off-street parking stalls.

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

Variance: 903.03.B.2 minimum 30ft exterior side setback required and 10ft requested

Variance: 918.01.B.2 off-street parking area screening required

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 252 of 2013, Special Exception was approved to use of first floor as child care (general) for up to 24 children.

Notes:

Certificate of Occupancy 82406, dated 12/12/2001, permitted occupancy "Two story structure 1st floor vacant commercial space, office for merry maids, second floor two dwelling units and two car detached garage".
