



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

September 8, 2016

Date of Hearing: September 8, 2016

(continued from July 21, 2016)

Time of Hearing: 8:50

Zone Case 253 of 2016

5616 Forbes Ave

Zoning District: RM-M

Ward: 14

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Squirrel Hill

Applicant: May Jerrold H

Owner: May Jerrold H

One story rear addition to single family dwelling.

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

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: September 8, 2016

Time of Hearing: 9:00

Zone Case 330 of 2016

1650 Metropolitan St

Zoning District: UI

Ward: 21

Council District: 6, Councilperson R Daniel Lavelle

Neighborhood: Chateau

Applicant: Kolano Design

Owner: UPMC Presbyterian Shadyside

New 80sq. ft. wall mounted business ID sign.

Variance: 919.03.M.6 shall be mounted no higher than 40ft
above grade, 53ft 9 inch requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: September 8, 2016

Time of Hearing: 9:10

Zone Case 327 of 2016

6551 Carver St (Meadow St)

Zoning District: RID-M

Ward: 12

Council District: 9, Councilperson Rev Ricky Burgess

Neighborhood: Larimer

Applicant: Turrett Campus LLC

Owner: Turrett Campus LLC

21 off-site parking spaces accessory to school located at 437 Turrett St.

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

Variance: 903.03.C.2 minimum 30ft front setback required and 20ft requested

 minimum 5ft interior side setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 118 of 2015, applicant's request to expand of existing school, elementary/secondary school (general) with up to 300 children was approved.

Notes:

N/A

Date of Hearing: September 8, 2016

Time of Hearing: 9:20

Zone Case 328 of 2016

216 38th St

Zoning District: R1A-H

Ward: 6

Council District: 7, Councilperson Deborah Gross

Neighborhood: Lower Lawrenceville

Owner: Kelly Margaret

Applicant: Moss Architects

Lot subdivision and two new three story single family attached dwellings with rooftop decks, HVAC units, and detached garages at rear.

Variance: 903.03.D.2 minimum 1,800 sq. ft. lot size required and 1,617sq. ft., and 1,587sq. ft. requested

minimum 15ft front setback required and 0ft requested

minimum 5ft interior side setback required and 0ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 51A of 2014, applicant's request to build a new 2 story two family detached structure with a rooftop deck and stair enclosure and with 5ff x 15ft 7inch front porch and 5ft x12ft rear deck, 3-car parking area at rear with a carport was approved.

Notes:

N/A

Date of Hearing: September 8, 2016

Time of Hearing: 9:30

Zone Case 322 of 2016

2545-47 Brownsville Rd

Zoning District: R1D-L

Ward: 29

Council District: 4, Councilperson Natalia Rudiak

Neighborhood: Carrick

Owner: Obrien James J & Bonnita J

Applicant: Galaxy Tanning

Use of first floor of existing two story structure as retail sales and services (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:

ZBA 101 of 2008, applicant's request for use as child daycare for up to six children, operating 7:00am to 6:00 pm, Monday through Friday was approved.

Notes:

Certificate of Occupancy 77819, dated 7/26/1999, permitted occupancy "Continued use of existing bldg. with vacant storeroom on first floor with two dwelling units above at 2545 and similar 2547 (total of four dwelling units) and 12 stall rear parking area(new replacement rear decks porches)".

Certificate of Occupancy 200801542, dated 9/8/2008, permitted occupancy "Use of first floor of two story structure for child daycare for up to six children ages infant to 15years; operating 7am to 6pm, Monday through Friday".

Date of Hearing: September 8 , 2016

Time of Hearing: 9:40

Zone Case 326 of 2016

5106,5110,5114,5116,5118,5120 Kincaid St

Zoning District: R1D-H

Ward: 10

Council District: 9,Councilperson Rev Ricky Burgess

Neighborhood: Garfield

Applicant: Garfield Glen Housing II LP

Owner: Garfield Glen Housing II LP

One car parking space required for single family dwelling and no parking proposed.

Variance: 914.02 minimum one car parking space required

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
ZBA 254 of 2014, applicant's request to construct 18 single family dwellings on 18 separate properties was approved.

Notes:

N/A

Date of Hearing: September 8, 2016
Time of Hearing: 9:50
Zone Case 333 of 2016

3224 Blvd of the Allies

Zoning District: OPR-D
Ward: 4
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: South Oakland
Applicant: Craft Place Properties LLC
Owner: Craft Place Properties LLC

Four story apartment building with a half story integral parking.

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:
N/A

Date of Hearing: September 8, 2016

Time of Hearing: 10:10

Zone Case 293 of 2016

5450 Dunmoyle St

Zoning District: R1D-VL

Ward: 14

Council District: 8, Councilperson Daniel Gilman

Neighborhood: Squirrel Hill North

Applicant: Lamberty Phillip E & Doresman Michele L

Owner: Lamberty Phillip E & Doresman Michele L

New one story detached garage with a breezeway to a primary structure, new 10.5'x20.5' rear deck, and up to 4.5' retaining wall.

Variance: 903.03.A.2 minimum 30ft front setback required and 29ft requested(garage)

Variance: 912.04.B minimum 5ft rear setback required and 1ft requested(deck)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
Certificate of Occupancy 23677, dated 6/18/1973, permitted occupancy "2 ½ story 1 family dwelling with 2 car detached garage. Enclosure rear porch".

Date of Hearing: September 8, 2016
Time of Hearing: 10:20
Zone Case 331 of 2016

5111-5115 Lytle St

Zoning District: R1A-VH
Ward: 15
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Hazelwood
Applicant: Studio for Spatial Practice
Owner: Hazelwood Initiative

New KaBoom Playground.

Special Exception: 916.04.A waiver of Residential Compatibility
916.09 no playground area shall be
permitted within 50ft of property
zoned Residential

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: September 8, 2016

Time of Hearing: 10:40

Zone Case 316 of 2016

1115 Lindberg Ave

Zoning District: R1D-L

Ward: 31

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Lincoln Place

Applicant: Bruno Christie A

Owner: Bruno Christie A

New deck at rear of single family dwelling. One car parking pad at front.

Variance: 903.03.B.2 minimum 5ft interior sides setback required and 1ft requested(deck, parking pad)

minimum 30ft front setback required and 5ft requested(parking pad)

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A
