



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

September 22, 2016

Date of Hearing: September 22, 2016

Time of Hearing: 8:50

Zone Case 242 of 2016

315 N Graham St

Zoning District: R2-H

Ward: 11

Council District: 9, Councilperson Rev Ricky Burgess

Neighborhood: Garfield

Applicant: Beverly E Gambrell

Owner: Beverly E Gambrell

One story addition to single family dwelling.

Variance: 903.03.D.2

minimum 5ft interior side setback
required and 0ft requested

Past Cases & Decisions:

N/A

Notes:

N/A

Appearances

For Appellant:

Objectors:

Observers:

Date of Hearing: September 22, 2016
Time of Hearing: 9:00
Zone Case 353 of 2016

1510 E Carson St

Zoning District: LNC
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Tri Entertainment LLC
Owner: Tri Entertainment LLC

700 sq. ft. expansion of existing restaurant (general).

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

Variance: 914.02 5 additional on-site parking spaces required

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 50691, dated 1/21/1987, location 1510-1512 E Carson St, permitted occupancy "Restaurant first and second floors. Third floor to remain vacant".

Zone Case 353A of 2016

1514 E Carson St

Zoning District: LNC

Ward: 17

Council District: 3, Councilperson Bruce Kraus

Neighborhood: South Side Flats

Applicant: Tri Entertainment LLC

Owner: Tri Entertainment LLC

1,300 sq. ft. expansion of existing restaurant (general).

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

Variance: 914.02

8 additional on-site parking spaces required

Appearances

For Appellant:

Objectors:

Observers:

Date of Hearing: September 22, 2016

Time of Hearing: 9:20

Zone Case 338 of 2016

1426 N Franklin St(parcel 22-K-289,291,292)

Zoning District: R2-H

Ward: 21

Council District: 6,Councilperson R Daniel Lavelle

Neighborhood: Manchester

Owner: O'Driscoll William J III & Rosensteel Renee Mary

Applicant: O'Driscoll William J III & Rosensteel Renee Mary

6ft high open fence at front of properties located at 22-K-289, 291,292 to be treated as one lot.

Variance: 903.03.D.2 minimum 15ft front setback required
and 6ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: September 22 , 2016

Time of Hearing: 9:40

Zone Case 340 of 2016

5846 Sunapee Way/Alderson St

Zoning District: RM-M

Ward: 14

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Squirrel Hill

Applicant: Kashi David & Aliza

Owner: Kashi David & Aliza

Use of property as six dwelling units.

Variance: 903.03.C.2 minimum 1,800sq. ft. lot size per unit
required and 935 sq. ft. requested

Variance: 914.02 one additional parking space required

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy
29512, dated 12/17/1975,
permitted occupancy"3 story
multiple family apartment
building with five dwelling
units".

Date of Hearing: September 22, 2016
Time of Hearing: 10:00
Zone Case 347 of 2016

1727 Bedford Ave(parcels 9-S-35,36,37,38)

Zoning District: RM-M
Ward: 3
Council District: 6,Councilperson R Daniel Lavelle
Neighborhood: Crawford-Roberts
Applicant: PFAFFAMN+Associates
Owner: Daisy Wilson artist community INC

Use of structure as community center (limited).

Special Exception: 911.02 use as community center(limited) is a Special Exception in RM zoning district

Variance: 914.02. required number of on-site parking spaces is 5 with 30% bicycle reduction; 0 spaces proposed: applicant requesting either a variance to provide 0 parking or an Administrative Exception for shared parking

Variance: 903.03.C.2 minimum 25ft front setback required and 17ft requested(addition)

minimum 10ft interior side setback required and 0ft requested (addition) and 3.5ft (accessory stage)

Variance: 912.04.B minimum 5ft rear setback required and 4ft requested (accessory stage)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 71740, dated 6/26/1996, permitted occupancy"2 1/2 story structure with convenience store and one dwelling unit in rear to remain vacant; with one dwelling unit above".

Date of Hearing: September 22, 2016
Time of Hearing: 10:10
Zone Case 348 of 2016

52 Garetta St

Zoning District: R2-L,P,NDI
Ward: 15
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Squirrel Hill
Applicant: Red Swing Group
Owner: Riverview Apt INC

New parking for existing 7-story building used as housing for the elderly.

Variance: 912.01.D accessory uses and structures require to be located on the same zoning district as the primary use

Variance: 903.03.B minimum 30ft rear setback required and 0ft Requested

 minimum 30ft exterior side setback required and 0ft requested

Variance: 904.03.C.3 minimum 20ft rear setback required and 0ft requested
 minimum 5ft interior side setback required and 0ft requested

Variance: 905.01.C.2 minimum 20ft rear setback required and 0ft requested

Special Exception: 916.09 waiver of Residential Compatibility Standards

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A

Date of Hearing: September 22, 2016

Time of Hearing: 10:30

Zone Case 339 of 2016

137 Bausman St

Zoning District: R1D-H

Ward: 30

Council District: 3, Councilperson Bruce Kraus

Neighborhood: Knoxville

Applicant: Cogley Lois K

Owner: Cogley Lois K

Use of two story rear structure as warehouse (limited) and 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 & Decisions:

ZBA 28 of 2013, applicant's request to use of three story structure as multi-unit residential with six residential units was approved with condition.

Notes:

Certificate of Occupancy 57560, dated 6/27/1990, permitted occupancy "Use of two story rear structure for glass replacing company office and storage area".
