



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

September 29, 2016

**Date of Hearing:** September 29, 2016  
**Time of Hearing:** 8:50  
**Zone Case 258 of 2016**

2807 Perrysville Ave

**Zoning District:** R1D-H  
**Ward:** 26  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** Perry South  
**Applicant:** Reilly Kenneth J  
**Owner:** Reilly Kenneth J

Use of structure as two family dwelling.

**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:**

Certificate of Occupancy 84455, dated 3/19/2003, permitted occupancy "Large personal care residence with 17 clients and 24 hour staff and two outdoor parking stalls".

**Date of Hearing:** September 29, 2016  
**Time of Hearing:** 9:00  
**Zone Case 355 of 2016**

437 Turrett St

**Zoning District:** R1D-H  
**Ward:** 12  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** Larimer  
**Applicant:** Seiferth H H Associates INC  
**Owner:** Turrett Campus LLC

31 sq. ft. wall mounted identification sign for the school.

**Variance:** 919.03.N.2 (a)      maximum 12sq. f. in sign face area permitted and 31sq.ft. requested

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**

N/A





**Date of Hearing:** September 29, 2016  
**Time of Hearing:** 9:30  
**Zone Case 357 of 2016**

49 18<sup>th</sup> St, parcels 9-D-42,43

**Zoning District:** UI  
**Ward:** 2  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Strip District  
**Owner:** Pennsylvania Building LLC  
**Applicant:** Pennsylvania Building LLC

Use of properties as outdoor retail sales and service (non-accessory use).

**Variance:** 911.04.A.91      use as outdoor retail sales and service (non-accessory use) is not permitted in UI zoning district

**Variance:** 904.07.C.3      minimum 10ft interior side setback required

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** September 29, 2016  
**Time of Hearing:** 9:40  
**Zone Case 245A of 2016**

526 Fourth Ave

**Zoning District:** GT-B

**Ward:** 1

**Council District:** 6, Councilperson Daniel Lavelle

**Neighborhood:** Central Business District

**Applicant:** County of Allegheny

**Owner:** Ross Hospitality Associates LP

Request for extension to prior temporary variance to use a lot as surface commercial parking lot (general).

**Variance:** 911.02                      use is not permitted in GT-B zoning district

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

ZBA 50 of 2012, the applicant's request for a temporary variance for use of surface commercial parking lot (general) was approved with condition.

**Notes:**

N/A

**Date of Hearing:** September 29, 2016  
**Time of Hearing:** 9:50  
**Zone Case 319 of 2016**

2901 California Ave

**Zoning District:** R1A-H  
**Ward:** 27  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** Marshall-Shadeland  
**Applicant:** Natika Proctor  
**Owner:** Mciver Amvel

Use of existing structure as child care(general); up to 16 children.

**Variance:** 911.02                      use as child care(general) is not permitted in R1A zoning district

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**  
ZBA 92 of 2014, applicant's request to use the existing 3 story structure as child care (limited); up to 6 children was approved.

**Notes:**

Certificate of Occupancy 14-OCC-00313, dated 9/2/2014, permitted occupancy "Use of existing three story single family dwelling as child care (limited); up to six children, age of children 8 weeks till 12 years old, hours of operation from 6am till 8pm; 6ft high privacy fence at rear an interior side".

**Date of Hearing:** September 29, 2016  
**Time of Hearing:** 10:00  
**Zone Case 361 of 2016**

413 Orwell Way/Ella St

**Zoning District:** R2-VH  
**Ward:** 8  
**Council District:** 7, Councilperson Daniel Gilman  
**Neighborhood:** Bloomfield  
**Applicant:** Easerental LLC  
**Owner:** Easerental LLC

Lot subdivision and new three story single family detached dwelling with rooftop deck, integral parking, front porch, rear deck, HVAC unit.

**Variance:** 903.03.E.2      minimum 5ft front setback required and 2ft(porch, rooftop deck ) requested

   minimum 5ft interior side setback required and 1ft requested(dwelling, rooftop deck, porch, rear deck, HVAC unit)

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A





**Date of Hearing:** September 29, 2016  
**Time of Hearing:** 10:30  
**Zone Case 301 of 2016**

5705 Callowhill St

**Zoning District:** R2-L  
**Ward:** 11  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Highland Park  
**Applicant:** Glazer Karen & Abraham  
**Owner:** Glazer Karen & Abraham

New two story single family detached dwelling with integral parking.

**Variance:** 903.03.B.2      minimum 5,000 sq. ft. lot size required  
and 4,800 sq. ft. requested

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A

**Date of Hearing:** September 29, 2016  
**Time of Hearing:** 10:40  
**Zone Case 360 of 2016**

111 S Highland Ave/6002-6018 Penn Ave

**Zoning District:** UNC  
**Ward:** 8  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** East Liberty  
**Applicant:** Design Box  
**Owner:** Walnut Capital-Penn Highland LP

Two new 54sq. ft. projecting signs for the new apartment building at the corner of Penn Ave and S Highland Ave.

**Variance:** 919.03.M.8 (d) (ii) maximum 9sq. ft. in sign face area permitted and 54sq.ft. requested

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**

N/A

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