



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

October 27, 2016

Date of Hearing: October 27, 2016
Time of Hearing: 8:50
Zone Case 291 of 2016

1608 Trinity St

Zoning District: R1D-L
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Stanton Heights
Applicant: J Francis Company LLC
Owner: Tuchin Ron M & Tracy A

Second level front roof structure for single family dwelling.

Variance: 903.03.B.2 minimum 30ft front setback required
and 18ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

N/A

Date of Hearing: October 27, 2016
Time of Hearing: 9:10
Zone Case 388 of 2016

5816 Rippey St

Zoning District: R2-M
Ward: 11
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: East Liberty
Applicant: Stuckey Mark D
Owner: Stuckey Mark D

One story rear addition with a rooftop deck for single family dwelling.

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: October 27, 2016
Time of Hearing: 9:30
Zone Case 342 of 2016

3929 Coleman St

Zoning District: RM-M
Ward: 15
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Lincoln Place
Owner: Greenfield Presbyterian Church of Pittsburgh
Applicant: Belliston Matthew

Continued use of property as religious assembly (limited) and use of structure as community theatre and event space, one dwelling unit on second floor.

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

Variance: 914.02 41 off-street parking spaces required

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: October 27, 2016
Time of Hearing: 9:40
Zone Case 386 of 2016

7745,7730-7746 Tioga St

Zoning District: R1A-VH
Ward: 13
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Homewood South
Applicant: Bethany Baptist Church of Pittsburgh
Owner: Bethany Baptist Church of Pittsburgh

Building addition and use of lots as religious assembly (general) with on-site and off-site parking stalls.

Special Exception: 911.02 use as religious assembly(general) is a Special Exception in R1A zoning district

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

Variance: 903.03.E.2 minimum 5ft interior side setback required and 3.58ft (primary structure) and 4.81ft(off-site parking) requested

minimum 15ft rear setback required and 3.58ft (primary structure) and 6.17ft (off-site parking) proposed

Variance: 912.04 minimum 5ft front and 5ft side setback required and 1ft front and 0ft side proposed (accessory parking next to addition)

Variance: 916.04.C parking shall not be located within 15ft of property zoned R1A, proposed is within 0ft on building site and 4.81ft on off-site parking site

Variance: 914.06.A minimum 1 van accessible space with 8ft wide aisle required; none proposed

Past Cases and Decisions:

N/A
Notes:

N/A

Variance: 914.06.B minimum 8'x19' dimensions required for accessible parking spaces; proposed 9'x18'

Variance: 914.09.H.1 minimum 8.5'x19' dimensions required for parking spaces; proposed 9'x18'

minimum width of 2-way drive aisles is 24'; proposed is 13.61' for parking at rear of proposed addition

Variance: 914.10.A minimum 1 loading space required; none proposed

Appearances
For Appellant:

Objectors:

Observers:

Date of Hearing: October 27, 2016
(continued from 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: October 27, 2016

Time of Hearing: 10:00

Zone Case 383 of 2016

5230 Lotus Way

Zoning District: R1A-VH

Ward: 10

Council District: 7, Councilperson Deborah Gross

Neighborhood: Upper Lawrenceville

Applicant: Rothschild Doyno Collaborative

Owner: Lawrenceville Corporation

Two new single family attached dwellings.

Variance: 903.03.E.2 minimum 1,200 sq. ft. lot size permitted, and 1,100 sq. ft. for Duncan St facing lot and 1,000sq. ft. for Lotus Way facing lot requested

minimum 3ft interior side setback required and 0ft requested on northeasterly side

minimum 5ft front setback required and 0ft requested on Lotus Way facing lot

minimum 15ft rear setback required and 12ft requested on Lotus Way facing lot

Variance: 914.02 minimum one on-site parking space required and 0 proposed

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: October 27, 2016

Time of Hearing: 10:10

Zone Case 252 of 2016

7704 Waverly 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: October 27, 2016

Time of Hearing: 10:20

Zone Case 390 of 2016

200 Lehigh Ave

Zoning District: RM-M

Ward: 7

Council District: 8, Councilperson Daniel Gilman

Neighborhood: Shadyside

Applicant: Richard Brouman

Owner: 200 Lehigh Associates LLC

Review of ZBA 114 of 2007.

Erect one-story addition to 2 story portion of existing 3story structure with three 5'x5' front porches and one 6'x43' second story deck in front and 23'x30' deck at rear of property with 5 off-street parking stalls for a total of 5 dwelling units.

Variance: 903.03.C

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 114 of 2007, applicant's request granted to erect one-story addition to 2 story portion of existing 3story structure with three 5'x5' front porches and one 6'x43' second story deck in front and 23'x30' deck at rear of property with 5 off-street parking stalls for a total of 5 dwelling units.

Notes:

N/A

Date of Hearing: October 27, 2016
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Zone Case 378 of 2016

219 Belleau St

Zoning District: R1D-L
Ward: 25
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Fineview
Applicant: Mosley Joann L
Owner: Mosley Joann L

Two car parking pad accessory to single family dwelling located at 215 Belleau St (as one lot).

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

N/A

Date of Hearing: October 27, 2016

Time of Hearing: 10:40

Zone Case 384 of 2016

282 Morewood Ave

Zoning District: LNC

Ward: 8

Council District: 7, Councilperson Deborah Gross

Neighborhood: Bloomfield

Applicant: Pyramid PGH LLC

Owner: Moguls Development LLC

Use of first floor as club (general).

Special Exception: 911.04.A.88 use as club(general) is a Special Exception in LNC zoning district

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 200502803, dated 12/20/2007, permitted occupancy "22'4"x23'8" three story addition to existing three story structure to be used for offices (limited) 2800 sq. ft. and four parking stalls9offsite at 4927 Centre Av)".

Date of Hearing: October 27, 2016
(continued from September 22, 2016)

Time of Hearing: 10:50

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:
