



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

November 10, 2016

Date of Hearing: November 10, 2016
Time of Hearing: 8:50
Zone Case 381 of 2016

3949 Howley St

Zoning District: R1A-H
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lower Lawrenceville
Applicant: Barr Property Development INC
Owner: Barr Property Development INC

Third story addition, 12'x14' rooftop deck above the second story and 20'x17' parking pad at rear of single family dwelling.

Variance: 903.03.D.2 minimum 5ft interior side setback required and 0ft(addition, rooftop deck) and 1ft(parking pad) required

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: November 10, 2016

Time of Hearing: 9:00

Zone Case 382 of 2016

114 44th St

Zoning District:

Ward: 9

Council District: 7, Councilperson Deborah Gross

Neighborhood: Central Lawrenceville

Applicant: PRO2434 Holdings LLC

Owner: PRO2434 Holdings LLC

Third story addition and rooftop deck above the second story for single family dwelling.

Variance: 903.03.E.2 minimum 5ft interior side setback required and 0ft(addition, rooftop deck) and 3ft (rooftop deck) requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

N/A

Date of Hearing: November 10, 2016
Time of Hearing: 9:10
Zone Case 399 of 2016

James St (23-H-161)

Zoning District: R1A-VH
Ward: 23
Council District: 1, Councilperson Darlene Harris
Neighborhood: East Allegheny
Applicant: Cindy McCauley
Owner: Cindy McCauley

New three story single family detached dwelling with integral parking, rooftop deck, and rear third story deck.

Variance : 903.03.E.2 minimum 5ft interior side setback required and 2ft requested (dwelling, decks)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: November 10, 2016
Time of Hearing: 9:20
Zone Case 401 of 2016

656 Larimer Ave

Zoning District: H
Ward: 12
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Larimer
Owner: MJ Berello LLC
Applicant: MJ Berello LLC

Use of existing one story structure for parking of commercial vehicles, storage of tools and materials, office(limited), and vehicle/equipment repair(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:

N/A

Notes:

N/A

Date of Hearing: November 10, 2016
Time of Hearing: 9:30
Zone Case 368 of 2016

1006 E Carson St

Zoning District: LNC
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side
Owner: DUBOIS2 LLC
Applicant: ARCADIS

7ft x 15ft service structure at rear of existing gas station.

Variance: 912.04.B.4 minimum 5ft rear setback required and 4ft requested

Special Exception: 916.09 waiver of Residential Compatibility standards is a Special Exception

Variance: 916.02.A.7 minimum 15ft rear setback required and 4ft requested

Variance: 917.02.B maximum permitted sound level 65DBA(7am-10pm) and 55DBA(10pm-7am), 75DBA requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: November 10, 2016
Time of Hearing: 10:00
Zone Case 400 of 2016

Larimer St/Broad St

Zoning District: RM-M,RP
Ward: 11
Council District: 9,Councilperson Rev Ricky Burgess
Neighborhood: East Liberty
Applicant: LaQuatra Bonci Associates
Owner: City of Pittsburgh

New multi-family residential structures with surface parking.

Variance: 903.03.C.2 minimum 25ft front setback required
and 10ft requested(all buildings)

minimum 10ft interior side setback
required and 0ft requested(building 8)

Variance: 909.02.D minimum 10ft front setback required
minimum 20ft rear setback required
minimum 10ft exterior side setback
required
minimum 20ft interior side setback
required

Variance: 914.02.A 150 parking spaces required and 120
spaces requested

Variance: 915.02.D Tree replacement Standards where
total inches of tree removed equals
the total inches to be replaced(1/1)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: November 10, 2016
Time of Hearing: 10:10
Zone Case 394 of 2016

800 E Warrington Ave

Zoning District: LNC
Ward: 18
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Allentown
Applicant: PVE SHEFFLER
Owner: VLASIC Holdings LLC

Expansion of existing restaurant by 7,877 sq. ft.

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy
39051, dated 9/25/81,
permitted occupancy"3'x20'
& 4'x4' wall signs, Golden
Lawn Supermarket."

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Zone Case 405 of 2016

1001-1035 Fifth Ave

Zoning District: SP-11

Ward: 3

Council District: 6, Councilperson R Danielle Lavelle

Neighborhood: Central Business District

Applicant: REEDSMITH

Owner: Sports and Exhibition Authority of Pittsburgh and Allegany County

New wall mounted identification signs for PPG PAINTS ARENA.

Variance: 909.01.N.5(h)(ii) maximum 180sq. ft. in sign face area permitted and 469.9 sq. ft. requested (on south elevation)

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: November 10, 2016

Time of Hearing: 10:30

Zone Case 380 of 2016

Banksville Rd/Chappel Ave

Zoning District: CP

Ward: 20

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: Banksville

Applicant: Hilltop Baptist Church of Pittsburgh

Owner: Hilltop Baptist Church of Pittsburgh

Religious assembly (general).

Variance: 915.02.A.e retaining wall not to exceed 10ft, wall up to 60ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: November 10, 2016
Time of Hearing: 10:40
Zone Case 396 of 2016

220 38th St

Zoning District: R1A-H
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lower Lawrenceville
Applicant: Elisco John & Bernadette
Owner: Elisco John & Bernadette

HVAC unit for single family dwelling.

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A
