



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

November 17, 2016

**Date of Hearing:** November 17, 2016  
**Time of Hearing:** 8:50  
**Zone Case 298A of 2016**

2132 Sarah St

**Zoning District:** R1A-VH  
**Ward:** 16  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Side Flats  
**Applicant:** Peter Margittai Architects LLC  
**Owner:** Minion Greg P & Norine H trust

Use of property as multi-family residential with 14 units, integral parking and rooftop decks.

**Variance:** 911.04.A.85      multi-unit residential is not permitted in R1A zoning district

**Variance:** 903.03.E.2      minimum 5ft front setback required and 0ft requested

minimum 5ft exterior side setback required and 0ft requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

ZBA 298 of 2016, applicant's request for use of property as multi-family residential with 14 units, integral parking and rooftop decks was denied without prejudice.

**Notes:**

N/A

Certificate of Occupancy 200702698, dated 9/18/2007, permitted occupancy "Continued use of existing three story former church as single family dwelling".

**Date of Hearing:** November 17, 2016  
**Time of Hearing:** 9:00  
**Zone Case 261 of 2016**

5311 Friendship Ave

**Zoning District:** R2-M  
**Ward:** 8  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Bloomfield  
**Applicant:** Tobe Jeffrey & Judith  
**Owner:** Tobe Jeffrey & Judith

9.5' x 25' carport for single family dwelling.

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

**Variance:** 912.04.B      minimum 5ft rear setback required and  
0ft requested

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**

N/A

**Date of Hearing:** November 17, 2016  
**Time of Hearing:** 9:10  
**Zone Case 320 of 2016**

1137 Richmond St

**Zoning District:** R1D-H  
**Ward:** 14  
**Council District:** 5, Councilperson Corey O'Connor  
**Neighborhood:** Regent Square  
**Applicant:** Bhatia Sangeeta R & Ross Elizabeth R  
**Owner:** Bhatia Sangeeta R & Ross Elizabeth R

20.5' x 24' two story rear addition and one story detached garage for single family dwelling.

**Variance :** 925.06.C            minimum 3ft interior side setback required and 2.5ft requested

minimum 15ft exterior side setback required and 1ft requested

**Variance:** 903.03.D.2        minimum 5ft interior side setback required and 2ft (garage) requested

minimum 15ft exterior side setback required and 10ft (garage) requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** November 17, 2016  
**Time of Hearing:** 9:20  
**Zone Case 318 of 2016**

1234 Goodman St

**Zoning District:** R1D-L  
**Ward:** 14  
**Council District:** 5, Councilperson Corey O'Connor  
**Neighborhood:** Swisshelm Park  
**Owner:** Knowlton Theodore F & Diane M  
**Applicant:** Knowlton Theodore F

15'x20' one story rear addition and 6'x20' rear deck for single family dwelling.

**Variance:** 903.03.B.2                      minimum 30ft rear setback required and 25ft requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** November 17, 2016  
**Time of Hearing:** 9:30  
**Zone Case 406 of 2016**

4568 Penn Ave

**Zoning District:** LNC  
**Ward:** 9  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Bloomfield  
**Owner:** Penn Highland Group INC  
**Applicant:** Matthew Hough

Use of property as manufacturing and assembly (limited), brewery, and as restaurant (general), retail sales and services (limited).

**Variance:** 911.04.A.39 use of property as manufacturing and assembly (limited ) is not permitted in LNC zoning district

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

**Variance:** 914.02 on-site parking spaces required and 0 proposed

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

Various ZBA hearings.

**Notes:**

Certificate of Occupancy 87188, dated 8/18/2004, permitted occupancy "Use of 4000 sq. ft. warehouse for residential storage for personal vehicles with incidental office use (no storage of fuel in structure and no repairs or painting of vehicles)".



**Date of Hearing:** November 17, 2016

**Time of Hearing:** 9:50

**Zone Case 402 of 2016**

1912 Jane St

**Zoning District:** R1A-VH

**Ward:** 17

**Council District:** 3, Councilperson Bruce Kraus

**Neighborhood:** South Side Flats

**Applicant:** 1912 Jane Street Associates INC

**Owner:** 1912 Jane Street Associates INC

Convert existing commercial spaces to four residential units.

**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:**

Certificate of Occupancy 71621, dated 6/4/1995, permitted occupancy "Two story structure; first floor engineering offices for Pgh. Industrial Furnace and two vacant commercial spaces, second floor five dwelling units and fourteen parking stalls-5 interior and 9 outdoor stalls".

**Date of Hearing:** November 17, 2016  
**Time of Hearing:** 10:00  
**Zone Case 321 of 2016**

202 38<sup>th</sup> St(3718 Butler St)

**Zoning District:** LNC  
**Ward:** 6  
**Council District:** 7,Councilperson Deborah Gross  
**Neighborhood:** Lower Lawrenceville  
**Applicant:** Burnell Derek E  
**Owner:** Burnell Derek E& Jessica Z

Use of second and third floors as restaurant (general).

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

**Variance:** 914.02                      two additional on-site parking spaces required

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy 15-B-01609, dated 6/1/16, permitted occupancy "Use of 3<sup>rd</sup> floor as restaurant(limited) with no dancing or live entertainment(UMAMI Japanize restaurant) and a portion of the 2<sup>nd</sup> floor for restrooms and kitchen for restaurant on 3<sup>rd</sup> floor of existing 3 story structure and with 2 off-site parking spaces located at 3713 Mulberry Way)".

**Date of Hearing:** November 17, 2016

**Time of Hearing:** 10:10

**Zone Case 409 of 2016**

3821 Chartiers Ave

**Zoning District:** R1D-L

**Ward:** 28

**Council District:** 2, Councilperson Theresa Kail-Smith

**Neighborhood:** Windgap

**Applicant:** Lewis Dominique

**Owner:** Lewis Dominique

Use of structure as child care (general), up to 30 children.

**Variance:** 911.04.A.12      use of child care(general) is not permitted in R1D zoning district

Appearances

For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Occupancy 14-OCC-00692, dated 6/3/2016, permitted occupancy "Use of existing two-and-a half story structure as child care for up to three children".

**Date of Hearing:** November 17, 2016  
(continued from July 28,2016)

**Time of Hearing:** 10:20

**Zone Case 193 of 2016**

3221 Kennett Sq

**Zoning District:** R1A-VH

**Ward:** 4

**Council District:** 3,Councilperson Bruce Kraus

**Neighborhood:** South Oakland

**Applicant:** Gibbons Realty Limited Partnership

**Owner:** Gibbons Realty Limited Partnership

Continued use of structure as two family dwelling.

**Review:** 911.04

review of use of property as two family dwelling

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** November 17, 2016

**Time of Hearing:** 10:30

**Zone Case 410 of 2016**

342 N Shore Dr

**Zoning District:** DR-B

**Ward:** 22

**Council District:** 1, Councilperson Darlene Harris

**Neighborhood:** North Shore

**Applicant:** Next Architecture

**Owner:** North Shore Developers 2013 LP

New wall mounted identification signs for the restaurant (general), BURN.

**Variance:** 919.03.M.7(a)(ii) for buildings with multi-commercial tenants on first floor only one sign permitted per tenant, 4 signs requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** November 17, 2016

**Time of Hearing:** 10:40

**Zone Case 407 of 2016**

4312 Saline St

**Zoning District:** R1D-M

**Ward:** 15

**Council District:** 5, Councilperson Corey O'Connor

**Neighborhood:** Squirrel Hill

**Applicant:** Shari Norton(prospective owner)

**Owner:** Mary S Brown Memorial Church

Use of property as Bed and Breakfast (limited).

**Special Exception:** 911.04.A.7,8 use as Bed and Breakfast is a  
Special Exception in R1D zoning district

**Variance:** 911.04.A.8(a)(3) 4 parking spaces required

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** November 17, 2016  
(continued from October 20, 2016)

**Time of Hearing:** 10:50

**Zone Case 376 of 2016**

4632 Centre Ave

**Zoning District:** OPR-B

**Ward:** 4

**Council District:** 8, Councilperson Daniel Gilman

**Neighborhood:** North Oakland

**Applicant:** Nathan Hart

**Owner:** Mitchell Dean

Building renovation for use as multi-family residential (14 units).

**Special Exception:** 914.07.G.2(a) 7 on-site parking spaces are required and an off-site location is requested

**Special Exception:** 914.10.A one on-site loading space is required  
914.11.A and one loading space on off-site location is requested

Appearances

For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Occupancy 28780, dated 6/23/1975, permitted occupancy "3 story building, first floor, restaurant and laundromat; upper floor, total of six units".

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