



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

December 1, 2016

Date of Hearing: December 1, 2016
Time of Hearing: 8:50
Zone Case 412 of 2016

3339 Forbes Ave

Zoning District: OPR-C
Ward: 4
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Oakland
Applicant: Kolano Design
Owner: MWK Forbes II LLC

New projecting identification sign for the 10th story hotel.

Variance: 919.03.M.8 maximum 9ft in sign face area permitted

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
ZBA 109 of 2015, new hotel structure with off-site parking was approved.

Notes:

N/A

Date of Hearing: December 1, 2016
Time of Hearing: 9:20
Zone Case 414 of 2016

46th St /Davison St

Zoning District: R1A-H
Ward: 9
Council District: 7, Councilperson Daniel Gilman
Neighborhood: Central Lawrenceville
Owner: Tiffany GP INC
Applicant: Bill Stolze

New three story single family attached dwellings with mezzanine, rooftop decks, and rear decks.

Variance: 903.03.D.2 minimum 1,800 sq. ft. lot size permitted, requested is 1,302sq.ft. for lot 1, 1,992 sq. ft. for lots 2-4, and 1,674 sq. ft. for lot 5

minimum 15ft front setback required and 2ft proposed

minimum 15ft exterior side setback required and 11ft proposed (lot5)

minimum 5ft interior side setback required and 0ft requested (rooftop decks and rear decks)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: December 1, 2016
Time of Hearing: 9:30
Zone Case 325 of 2016

549 Southern Ave

Zoning District: R1D-H
Ward: 19
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Mount Washington
Owner: Slaby Ken
Applicant: Slaby Ken

Three car parking pad at front of single family dwelling.

Variance: 903.03.D.2 minimum 15ft front setback required and 4ft requested

 minimum 5ft interior side setback required and 1ft requested

Variance: 912.04.F separation from building 3ft required and 1ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy OCC 09-08702, dated 4/30/2011, permitted occupancy "16'x27.5' open patio with roof at rear of existing 2 ½ story single family dwelling with existing 8'x12' storage shed and existing 6' privacy fence both at rear".

Date of Hearing: December 1, 2016

Time of Hearing: 9:40

Zone Case 404 of 2016

4768 Liberty Ave

Zoning District: LNC

Ward: 8

Council District: 7, Councilperson Deborah Gross

Neighborhood: Bloomfield

Applicant: Design & Architecture

Owner: Aryel Properties LP

New construction of one story restaurant (limited), pizza shop.

Special Exception: 916.04.B waiver of Residential Compatibility
916.09 Standards- proposed dumpster within
30' of property zoned R1A

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: December 1, 2016

Time of Hearing: 9:50

Zone Case 413 of 2016

1410-12 N Franklin St

Zoning District: R2-H

Ward: 21

Council District: 6, Councilperson R Daniel Lavelle

Neighborhood: Manchester

Applicant: Alichia Parker

Owner: Woodruff William G & Yvonne L

Use of property as child care (general), up to 40 children.

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:
Various ZBA hearings.

Notes:

Certificate of Occupancy 28699, dated 6/11/1975, permitted occupancy "First floor restaurant and bar, - dining room on second floor, third floor sealed off".

Date of Hearing: December 1, 2016

Time of Hearing: 10:00

Zone Case 408 of 2016

141 S Fairmount St

Zoning District: R3-M

Ward: 8

Council District: 9, Councilperson Rev Ricky Burgess

Neighborhood: Friendship

Applicant: Tzortzis Panagiota

Owner: Tzortzis Panagiota

25' x 25' one story detached garage at rear of three family structure.

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 and Decisions:

N/A

Notes:

Certificate of Occupancy
56672, dated 1/31/1989,
permitted occupancy "2 ½
story multiple family dwelling
with three dwelling units with
outdoor parking stalls".

Date of Hearing: December 1, 2016

Time of Hearing: 10:10

Zone Case 369 of 2016

5267-87 Holmes St

Zoning District: R1A-VH

Ward: 10

Council District: 7, Councilperson Deborah Gross

Neighborhood: Upper Lawrenceville

Applicant: Moss Architects

Owner: McCleary Development LLC

8ft high entrance gate for the existing parking lot.

Variance: 914.09.F minimum 20ft clearance from sidewalks
and street required and 10ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A

Date of Hearing: December 1, 2016

Time of Hearing: 10:20

Zone Case 403 of 2016

2700 Murray Ave(87-F-320,87-G-50)

Zoning District: LNC, RM-M

Ward: 14

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Squirrel Hill South

Applicant: Indovina Associates Architects

Owner: Campione Anthony F III & Sandra L

New six story multi-family residential structure with integral parking.

Variance: 903.03.C.2 minimum 1,800 sq. ft. lot size per unit required and 415.15sq.ft. requested
minimum 25ft front setback required and 0ft requested
minimum 25ft rear setback required and 5ft requested
minimum 10ft interior side setback required and 5ft requested
maximum height 55ft/4 stories permitted and 73ft/6 stories requested

Variance: 904.02.C minimum 20ft rear setback required and 5ft requested
maximum FAR 2:1 permitted and 6.01:1 requested
maximum height 45ft/3 stories permitted and 73ft/6 stories requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: December 1, 2016
Time of Hearing: 10:30
Zone Case 418 of 2016

5522 Black St

Zoning District: R3-M
Ward: 11
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Garfield
Applicant: MAO & MAO LLC
Owner: Saint Clair Apartments LP

Lot subdivision, and two story rear additions with rooftop decks, front porches, and rear decks for use as single family attached dwellings with integral parking.

Variance: 903.03.C.2 minimum 3,200 sq. ft. lot size permitted, and 2,554 sq. ft. & 2,245 sq. ft. requested

minimum 5ft interior setback required and 0ft & 2ft requested (rooftop decks, porches, rear decks)

Variance: 925.06.C minimum 3ft interior side setback required and 0ft & 2ft requested (additions)

Variance: 925.06.A minimum 1ft interior side setback required and 0ft requested (stairs)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: December 1, 2016

Time of Hearing: 10:40

Zone Case 356 of 2016

7111-7113 Reynolds St

Zoning District: R1D-L

Ward: 14

Council District: 9, Councilperson Rev Ricky Burgess

Neighborhood: Point Breeze

Applicant: Inserra Dennis

Owner: Inserra Dennis

Use of the first floor of the existing structure as public assembly (limited), event space.

Special Exception: 921.02.A.4 chance 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 26582, dated 5/16/1973, permitted occupancy "2 ½ story 2 family dwelling and antique sales in storeroom on first floor".

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