



Date of Hearing: February 12, 2015
(continued from December 11, 2014) **Withdrawn**
Time of Hearing: 9:00
Zone Case 287 of 2014

5541 Stanton Ave

Zoning District: R3-L
Ward: 11
Council District: 7, Councilperson Deborah Gross
Neighborhood: Highland Park
Applicant: Lorraine Brown (prospective owner)
Owner: Monopoly Corporation

Use of 2 ½ story structure as personal care residence (large) for 19 or less persons.

Special Exception: 911.04.A.95A use of personal care (large) in R3 zoning district is a Special Exception

Variance: 911.04.A.95A.(a) 6,200 sq. ft. lot area shall be provided and 6,083 sq. ft. requested

Variance: 911.04.A.95A.(f) 7 on-site parking spaces required

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 99A of 2011, applicant's request to use of existing 2 story structure as multi-unit residential (7 units) with 5 off-street parking stalls was Approved.

Notes:

Residential occupancy permit 14-OCC—00549, dated 9/5/14, occupancy is for "a living facility with no more than 8 unrelated disabled individuals and 1 staff member, regulated as a single family dwelling."

Date of Hearing: February 12, 2015

Time of Hearing: 9:10

Zone Case 22 of 2015

1105 Macon Ave

Zoning District: R1D-M

Ward: 14

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Regent Square

Applicant: Schivley Greg & Lauren

Owner: Schivley Greg & Lauren

3'x3' HVAC unit for single family dwelling.

Variance : 9033.03.C.2 minimum 5ft interior side setback
required and 1.5ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 79 of 1973, variance granted to erect 1 story extension to rear of existing 2 story , 1 family dwelling.

Notes:

N/A

Certificate of Occupancy 27392, dated 2/8/1974, permitted occupancy"2 story one family dwelling with one story rear extension and 2 car detached garage".

Date of Hearing: February 12, 2015
Time of Hearing: 9:20
Zone Case 15 of 2015

6346 Aurelia St

Zoning District: R2-M
Ward: 7
Council District: 8, Councilperson Daniel Gilman
Neighborhood: Shadyside
Owner: Kulick Aaron F & Czarina
Applicant: Kulick Aaron F & Czarina

26'x31 1 1/2 story rear addition (above existing two story) and interior reconstruction for use as two family dwelling with existing two car detached garage; rooftop and rear decks.

Variance: 925.06.C minimum 3ft interior side setback required and 2'8" and 1'3" requested (dwelling)

Variance: 903.03.C.2 minimum 5ft interior side setback required and 2'8" and 1'3" requested (decks)

maximum height 40ft permitted and 42ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: February 12, 2015
Time of Hearing: 9:40
Zone Case 19 of 2015

100 Forbes Ave

Zoning District: GT-A
Ward: 1
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Central Business District
Applicant: Thrift Drug INC
Owner: MCCANN & CO

One new business ID canopy sign with LED portion for RITE AID.

Variance: 919.03.O.3 electronic non-advertising signs are not permitted in GT-A zoning district

Variance: 919.03.M.7(e) the face of canopy sign shall not project above or below the canopy

the face of canopy sign shall not exceed 8" in height

Variance: 919.13.O.3(c) electronic non-advertising signs shall not be within 100ft of city designated historic district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Commercial Building Permit 14-B-00702, occupancy is for "8,990 sq. ft. on 1st floor as retail sales and service (limited) in existing 12 story structure (RITE AID)".

Date of Hearing: February 12, 2015
Time of Hearing: 9:50
Zone Case 20 of 2015

6699 Kinsman Rd

Zoning District: R1D-L

Ward: 14

Council District: 8, Councilperson Daniel Gilman

Neighborhood: Squirrel Hill North

Applicant: Bernstein Robert W & Nancy A

Owner: Bernstein Robert W & Nancy A

2'x4' generator at rear of single family dwelling.

Variance: 903.03.B.2 minimum 5ft interior side setback
required and 4ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 279 of 1979, variance granted to erect in ground swimming pool in rear yard of existing 1-family dwelling.

ZBA 123 of 2007, variance granted to erect one-story addition to existing single family dwelling.

Notes:

Certificate of Occupancy 68613, dated 12/22/1994, permitted occupancy "2 ½ story one family dwelling. Existing in ground pool and 6' solid fence in rear.(Change roof on existing 2-car detached garage.)(AC/pool equipment westerly side of garage)".

Certificate of Occupancy 200702102, dated 11/25/2008, permitted occupancy "Use of 24'8"x26'4" one story addition to 2 ½ story single family dwelling".

Date of Hearing: February 12, 2015
(continued from December 18, 2014)
Time of Hearing: 10:00
Zone Case 276 of 2014

5409 Keystone St

Zoning District: R1A-VH
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Upper Lawrenceville
Applicant: Chan Real Estate LP
Owner: Chan Real Estate LP

Lot reconfiguration; two new 2 story single family attached dwellings with existing garages.

Variance: 903.03.E.2 minimum 5ft interior side setback required and 0ft(garages, stairs) and 1ft(decks) requested

Variance: 925.06.C minimum 3ft interior side setback required and 0ft requested for dwellings

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 32225, dated 6/2/1977, permitted occupancy "Three family dwelling and two – two car garages at rear".

Date of Hearing: February 12, 2015
Time of Hearing: 10:10
Zone Case 24 of 2015

5744 Ellsworth Ave

Zoning District: LNC
Ward: 7
Council District: 8, Councilperson Daniel Gilman
Neighborhood: Shadyside
Applicant: Danny Trusas
Owner: Papale Daniel A & Marian E

Expansion of existing use within two-story structure, for use of second floor as restaurant and event space; off-site parking spaces located at 5757 Ellsworth Ave.

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

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

Variance: 914.02.A parking spaces required and 4 off-site parking spaces requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

5774 Ellsworth Ave.:

Certificate of Occupancy 73746, dated 7/20/1997, permitted occupancy "Use of first floor for restaurant and bar".

5757 Ellsworth Ave.:

N/A

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