



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

May 14, 2015

Date of Hearing: May 14, 2015
Time of Hearing: 9:00
Zone Case 90 of 2015

5627 Hays St

Zoning District: R2-H
Ward: 11
Council District: 9 ,Councilperson Rev. Ricky Burgess
Neighborhood: East Liberty
Applicant: TV- I-LLC
Owner: TV- I-LLC

Third story addition to existing single family attached dwelling.

Variance: 903.03.D.2 minimum 15ft exterior side setback required and 0ft requested

 minimum 5ft interior side setback required and 0ft requested

 maximum height 30ft permitted and 32ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 66156, dated 11/15/1993, permitted occupancy "Continued use of existing structure as a two family dwelling (part of row-type structure)".

Date of Hearing: May 14, 2015
Time of Hearing: 9:10
Zone Case 107 of 2015

5743 Elmer St

Zoning District: RM-M
Ward: 7
Council District: 8, Councilperson Daniel Gilman
Neighborhood: Shadyside
Applicant: REKJR LLC
Owner: REKJR LLC

18.5ft x 13.5ft second level deck and one car parking pad below the deck at rear of single family dwelling.

Variance : 903.03.C.2 minimum 10ft interior side setback required and 0ft and 1ft requested

Variance: 912.04.B minimum 5ft rear setback required and 0.5ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: May 14, 2015
Time of Hearing: 9:20
Zone Case 91 of 2015

3352 Spring Way

Zoning District: UI
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lower Lawrenceville
Owner: Cohen Emily J
Applicant: Cohen Emily J

One 2ft x 2ft HVAC unit on easterly side of 2 story single family dwelling.

Variance: 904.07.C minimum 10ft interior side setback required and 4.5ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: May 14, 2015
Time of Hearing: 9:30
Zone Case 118 of 2015

437 Turrett St

Zoning District: R1D-H
Ward: 12
Council District: 9, Councilperson Rev. Ricky Burgess
Neighborhood: Larimer
Owner: Louis Carter LLC
Applicant: Louis Carter LLC

Expansion of existing school; elementary/secondary school (general) with up to 300 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:

ZBA 152 of 1991, special exception granted for the occupancy of existing 3 story school and convent as housing with supportive services for a maximum of 72 residents with offices for non-resident staff on first floor, and classrooms and counseling/rehabilitation center in former school portion of structure".

Notes:

Certificate of Occupancy 63482, dated 8/25/1992, permitted occupancy "Housing with supportive services for a maximum of 72 residents with offices for non-resident staff on first floor, classrooms and counseling/rehabilitation center in former school portion of structure".

Date of Hearing: May 14, 2015
Time of Hearing: 9:40
Zone Case 92 of 2015

815 Freeport Rd

Zoning District: EMI
Ward: 12
Council District: 9, Councilperson Rev. Ricky Burgess
Neighborhood: Lincoln-Lemington-Belmar
Applicant: Dobish Signs & Display INC
Owner: City of Pittsburgh

One 150sq. ft. wall mounted sign for UPMC hospital building.

Variance: 919.03.M.3(a) maximum 80sq. ft. in sign face area is permitted and 150sq. ft. requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: May14, 2015
Time of Hearing: 9:50
Zone Case 93 of 2015

1161 King Ave

Zoning District: R1A-M
Ward: 11
Council District: 7, Councilperson Deborah Gross
Neighborhood: Highland Park
Applicant: Resutko Timothy J
Owner: Resutko Timothy J

Third story addition and 10'x12' deck at rear of existing two family dwelling.

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

Variance: 903.03.C.2 minimum 5ft interior side setback required and 2ft requested(deck)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 87 of 1953, appeal granted on condition that the second story be used only for the storage of garden tools and household effects".

Notes:

Certificate of Occupancy 66963, dated 4/4/1994, permitted occupancy "Continued use of existing 2 ½ story structure as a two family dwelling with a two - car detached garage".

Date of Hearing: May 14, 2015
Time of Hearing: 10:00
Zone Case 94 of 2015

341 Atwood St

Zoning District: OPR-A
Ward: 4
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Central Oakland
Applicant: McSwigan Andrew S
Owner: McSwigan Andrew S

One compact car parking space at front of three family dwelling.

Variance: 908.03.D.(d) no parking shall be permitted in the front yard

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy dated 5/3/1978, permitted occupancy "Three family dwelling".

Certificate of Occupancy 50777, dated 2/5/1987, permitted occupancy "Multiple family dwelling with three dwelling units".

Date of Hearing: May 14, 2015
Time of Hearing: 10:10
Zone Case 120 of 2015

341 Grandview Ave & Bertha St

Zoning District: GPR-A
Ward: 19
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Mount Washington
Applicant: St. Mary of the Mount Parish
Owner: Cozza Enterprises, LLC

Construction of a 16,000 sq. ft. parish center with a social hall that seats 300-340 occupants, religious assembly (general).

Special Exception: 908.02.D.1(d) use of religious assembly (general)in the GPR-A zoning district is a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

Various ZBA hearings.

Notes:

N/A

Date of Hearing: May 14, 2015
Time of Hearing: 10:20
Zone Case 131 of 2015

267 William St

Zoning District: H
Ward: 18
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Allentown
Applicant: Feola Christopher
Owner: Feola Christopher

Lot subdivision and construction of two new 2 ½ story single family attached dwellings with integral parking.

Special Exception: 911.04.A.69 use of single family attached dwelling in H district is a Special Exception

Variance: 915.02.A.d grading shall be located no less than 5ft from any property lines

Past Cases and Decisions:

N/A

Notes:

N/A

