



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

June 4, 2015

Date of Hearing: June 4, 2015
Time of Hearing: 9:00
Zone Case 102 of 2015

900 Brookline Blvd

Zoning District: LNC
Ward: 19
Council District: 4 ,Councilperson Natalia Rudiak
Neighborhood: Brookline
Applicant: Ministry Outreach INC
Owner: Fox JR Development INC

Use of 1,360 sq. ft. of first floor of existing structure as religious assembly (limited).

Variance: 914.02.A 6 on-site parking spaces required and 0 requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 61420, dated 8/16/1991, permitted occupancy "Pharmacy first floor of 900-02 Brookline Blvd with incidental office above and one car attached garage".

Date of Hearing: June 4, 2015
Time of Hearing: 9:10
Zone Case 140 of 2015

Science St(parcel 3-N-218)

Zoning District: R1D-M
Ward: 18
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Allentown
Applicant: Cipriani Studios
Owner: Bailey Park Partners LP

Five new 3 story single family detached dwellings with integral parking.

Variance : 903.03.C.2 minimum 3,200 sq. ft. lot size required and 2,397 sq. ft. requested

minimum 30ft front setback required and 4ft,8ft,12ft,and16ft requested(lots 16,15,14,13)

Variance: 925.06.C minimum 15ft exterior side setback required and 10" requested(lot 16)

minimum 3ft interior side setback required and 0ft requested(all dwellings)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 234 of 2013, applicant's request to construct new 5 story multi-unit residential structure with 10 dwelling units and outdoor parking area was approved.

Notes:

N/A

Date of Hearing: June 4, 2015
Time of Hearing: 9:20
Zone Case 111 of 2015

5212 Coral St

Zoning District: R2-M
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: Bloomfield
Owner: 5212 Coral MMG LP Living Trust (The)
Applicant: 5212 Coral MMG LP Living Trust (The)

Use of existing structure as three dwelling units.

Review : 921.02 review (the determination of whether an existing use is a nonconforming structure)

Special Exception: 921.02.A.4 change from a one nonconforming structure to another is a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: June 4, 2015
Time of Hearing: 9:30
Zone Case 105 of 2015

5315(5305) Baum Blvd

Zoning District: R3-M, UNC
Ward: 8
Council District: 7 ,Councilperson Deborah Gross
Neighborhood: Bloomfield
Owner: Concord Sierra DA Shadyside LP
Applicant: Sign Stat

Two 70.5 sq. ft. wall mounted business ID signs, one 26.2 sq. ft. canopy sign, and one 86sq.ft. projecting sign for HYAT hotel.

Variance: 919.03.M.5.(a) maximum 20ft height above grade permitted and 62.91ft requested(wall sign)

Variance: 919.03.M.5.(c) the face of sign shall not exceed 8" in height and 22" requested(canopy sign)

Variance: 919.03.M.8 maximum 9 sq. ft. in sign face area permitted and 86sq. ft. requested (projecting sign)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 96 of 2012, applicant's request for hotel (general) with 130 guest rooms was approved.

Notes:

N/A

Date of Hearing: June 4, 2015
Time of Hearing: 9:40
Zone Case 149 of 2015

320 E North Ave

Zoning District: EMI
Ward: 22
Council District: 1, Darlene Harris
Neighborhood: Central Northside
Applicant: Bunting Graphics, Inc.
Owner: Allegheny Health Networks

Installation of three wall mounted business ID signs (415 sq. ft., 3,352.8 sq. ft., and 2,432.5 sq. ft.)

Variance: 919.03.M.3(c) roof mounted signs are not permitted in EMI zoning district

Variance: 919.03.M.3(a) 0sq. ft. permitted and 415sq. ft., 3,352.8 sq. ft., 2,432.5 sq. ft. requested

Variance: 919.01.E roof signs and signs above roof line or parapet wall prohibited

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 311 A of 2014, applicant's request for installation of 16 business ID ground signs and 2 wall mounted business ID signs was approved.

Notes:

N/A

Date of Hearing: June 4, 2015
Time of Hearing: 9:50
Zone Case 129 of 2015

601 Middle St

Zoning District: R1A-VH
Ward: 23
Council District: 1 ,Councilperson Darlene Harris
Neighborhood: East Allegheny
Applicant: Robert Baumbach
Owner: Jane E Harter

New 2 ½ story single family detached dwelling with a one car parking pad at front and concrete patio, 6ft high privacy fence along the Avery St side.

Variance: 903.03.E.2 minimum 5ft front setback required and 0ft requested(parking pad)

minimum 5ft interior side setback required and 0ft requested(parking pad)

minimum 5ft exterior side setback required and 0ft requested(fence)

Variance: 925.06.C minimum 3ft exterior side setback required and 0ft requested(dwelling)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: June 4, 2015
Time of Hearing: 10:00
Zone Case 112 of 2015

1224 Monterey St

Zoning District: R1A-H
Ward: 22
Council District: 1 ,Councilperson Darlene Harris
Neighborhood: Central Northside
Applicant: Monterey Street Project LLC
Owner: Monterey Street Project LLC

Third story addition to existing two story single family dwelling.

Variance: 903.03.D.2 minimum 5ft interior side setback
requires and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: June 4, 2015
Time of Hearing: 10:20
Zone Case 134 of 2015

4304 Winterburn Ave

Zoning District: R1D-M
Ward: 15
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Greenfield
Applicant: Colaizzi Franco & Theresa
Owner: Colaizzi Franco & Theresa

17ft x 19ft two car parking pad at front of single family dwelling.

Variance: 903.03.C.2 minimum 30ft front setback required and
1ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy
84304, dated 2/6/2003,
permitted occupancy "One
family dwelling (rear porch
enclosure)".
