

Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

June 25, 2015

 **Date of Hearing:** June 25, 2015

(continued from March 19, 2015)

Time of Hearing: 9:00

Zone Case 47 of 2015

308 S Highland Ave

Zoning District: RM-H

Ward: 7

Council District: 8, Councilperson Daniel Gilman

Neighborhood: Shadyside

Applicant: RGB Shadyside LLC

Owner: RGB Shadyside LLC

Use of existing structure as five dwelling units; existing 3-car parking area at rear and one on-site protected bicycle space; proposed exterior stair case from third floor to grade.

Variance: 903.03.D.2 minimum lot size per unit 750 sq. ft. required and 660 sq. ft. requested

Appearances

For Appellant:

Objectors:

Observers:

City of Pittsburgh, Department of City Planning

200 Ross Street, Third Floor

Pittsburgh, Pennsylvania 15219

Past Cases & Decisions:
ZBA 292 of 2013, applicant's request for use of existing structure as four dwelling units with 3-car parking area at rear was approved with conditions.

Notes:

Certificate of Occupancy 60969, dated 8/20/1991, permitted occupancy "Three story one family dwelling with 6 1/2 high stockade fence along south side property line and 3 1/2 high open lattice work fence along rear and north side property line".

Date of Hearing: June 25, 2015
Time of Hearing: 9:10
Zone Case 119 of 2015

1507 5th Ave

Zoning District: LNC
Ward: 3
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Crawford-Roberts
Applicant: Ying Zhao
Owner: 1507 Fifth Avenue INC

Use of 2nd and 3rd floors as two dwelling units.

Variance : 914.02.A two off-street parking spaces required and
0 requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy
88343, dated 6/7/2005,
permitted occupancy "2nd
floor office for 1st floor for
bar/restaurant".

Date of Hearing: June 25, 2015
Time of Hearing: 9:20
Zone Case 121 of 2015

430 Cathedral Ave

Zoning District: R1D-M
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Mt Oliver
Owner: Potters House Ministries INC
Applicant: Prince Finey

Continued use of first floor and basement of existing structure as child care (general) for a maximum of 80 children ages from 6 months to 12 years old to operate Monday –Friday from 6:00am to 10:00 pm with afterschool program from 6:00pm to 10:00pm.

Special Exception: 921.02.A.1 expansion of a nonconforming use is a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Date of Hearing: June 25, 2015

Past Cases & Decisions:

ZBA 49 of 2007, special exception approved to occupy basement of 2-story plus basement structure as child care(general) for a maximum of 20 children ages 6 weeks to 9 years old to operate Monday-Friday 6:00am to 6:00pm”.

Notes:

Certificate of Occupancy 200700827, dated 9/6/2007, permitted occupancy “Occupy basement of 2-story plus basement structure as child care(general) for a maximum of 20 children ages 6 weeks to 9 years old to operate Monday-Friday 6:00am to 6:00pm”.

Past Cases and Decisions:

Time of Hearing: 9:30
Zone Case 123 of 2015

226 N Negley Ave

Zoning District: RM-M

Ward: 11

Council District: 9 ,Councilperson Rev. Ricky Burgess

Neighborhood: East Liberty

Owner: Hollister Charles W & Sandra L

Applicant: Alib Abdulhafed

One and two story addition to existing one story structure and use of second floor as single family dwelling.

Variance: 903.03.C.2 minimum 25ft rear setback required and 13ft requested

minimum 10ft interior side setback required and 0ft requested

minimum 25ft exterior side setback required and 10ft requested

Special Exception: 921.02.A(b) enlargement of a nonconforming structure is a Special Exception

Appearances

For Appellant:

Objectors:

Observers:

Date of Hearing: June 25, 2015

ZBA 146 of 2012, Special Exception granted to use 3,000 sq. ft. one story structure as retail sales and service(general) with 6 parking stalls.

Notes:

Building permit 15-B-00266, occupancy is for use 3,000 sq. ft. one story structure as retail sales and service(general) with 5 parking stalls(1 accessible space)".

Past Cases and Decisions:

Time of Hearing: 9:40
Zone Case 124 of 2015

4644 Plummer St

Zoning District: R1A-VH

Ward: 9

Council District: 7, Councilperson Deborah Gross

Neighborhood: Central Lawrenceville

Applicant: Moss Architects

Owner: Lowla LP

Lot reconfiguration; six new three and four story single family attached dwellings with integral parking and a rooftop deck for each unit.

Variance: 903.03.E.2 minimum lot size 1,200 sq. ft. required and 828 sq. ft. for lots B,C,D,E and 710 sq. ft. for lots A,F requested

minimum 5ft front setback required and 0ft requested

minimum 5ft exterior side setback required and 0ft requested for lots A,F

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

minimum 15ft rear setback required and 0ft for lots A,F requested

maximum height 40ft/3 stories permitted and 44ft/4stories requested for lots B&C

Appearances
For Appellant:

Objectors:

Observers:

ZBA 284 of 1986, variance granted for two-car one story detached garage in rear yard.

Notes:

N/A

Past Cases and Decisions:

Date of Hearing: June 25, 2015
Time of Hearing: 9:50
Zone Case 181 of 2015

501 Grant St

Zoning District: GT-B

Ward: 2

Council District: 6, Councilperson R. Daniel Lavelle

Neighborhood: Central Business District

Applicant: THE Davis Companies

Owner: 501 Grant St Partners LLC

40'x90' wall mounted temporary event sign (7-8 weeks) / the name of the building sign.

Review: 919.03.M.7 review by the Zoning Board of Adjustment
 919.05

the signs shall not be larger than 378 sq. ft.

Appearances

For Appellant:

Objectors:

Observers:

N/A

Notes:

Certificate of Occupancy 50631, dated 9/15/1986, permitted occupancy "General office building with commercial space on first floor and lower levels".

Past Cases and Decisions:

ZBA 56 of 1930, appeal

Date of Hearing: June 25, 2015
Time of Hearing: 10:00
Zone Case 178 of 2015

1156 Portland St

Zoning District: R2-M
Ward: 11
Council District: 7, Councilperson Deborah Gross
Neighborhood: Highland Park
Owner: Woods Randall
Applicant: City Development Consultants LLC

Building renovation for use as Bed and Breakfast (general) with 4 guest rooms and 4 on-site parking spaces (2 spaces in existing detached garage).

Variance: 903.03.C.2 minimum 5ft interior side setback required and 4'11" requested (two level porch) & 0' requested (existing garage & new parking)

Variance: 912.04.B minimum 2ft rear setback required and 0ft requested (parking)

Appearances
For Appellant:

Objectors:

Observers:

granted on condition that there be but one entrance at the front of the building.

ZBA dated 1941, appeal granted on condition that the building, as altered, be occupied by not more than 2 families.

ZBA 400 of 1982, appeal granted for two dwelling units only with 2 parking stalls in the rear yard.

ZBA 432 of 1995, variance granted for the erection of an 8'x11'10" open deck at floor level to rear of existing 2 1/2 story 2-family dwelling with 2 parking stalls in rear yard.

ZBA 26 of 2015, applicant's request for building renovation for use as Bed and Breakfast (general) with 5 guest rooms and 4 on-site parking spaces (2 spaces in existing detached garage) was Denied.

Notes:

Certificate of Occupancy 42412, dated 6/24/1983, permitted occupancy "Multiple family dwelling with two units and two outdoor parking stalls".

Certificate of Occupancy 80310, dated 11/17/2000, permitted occupancy "Existing 2 family residence with 2 stall detached garage in rear yard, 6ft high solid fence in rear and side yard (new garage and fencing)".

Past Cases and Decisions:

Date of Hearing: June 25, 2015 *Withdrawn*

Time of Hearing: 10:10
Zone Case 136 of 2015

625 Ridge Ave

Zoning District: RM-M
Ward: 22

Council District: 1, Councilperson Darlene Harris

Neighborhood: Allegheny West

Applicant: Light of Life Ministries INC

Owner: Life of Life Ministries INC

Review of use of existing structure as personal care residence (large) or multi-suite residential (general). Third story addition to existing structure.

Review: 911.04.A.41 multi-suite residential is not permitted in RM zoning district
911.04.A.95.A personal care residence(large) is a Special Exception in RM zoning district

Variance: 903.03.C.2 minimum 25ft front setback required and 0ft requested(addition)
minimum 25ft exterior side setback required and 0ft requested(addition)

Appearances
For Appellant:

Objectors:

Observers:

Date of Hearing: June 25, 2015

N/A

Notes:

N/A

Past Cases and Decisions:

Time of Hearing: 10:20
Zone Case 135 of 2015

2297 Centre Ave

Zoning District: RM-M

Ward: 5

Council District: 6, Councilperson R. Daniel Lavelle

Neighborhood: Middle Hill

Applicant: KA Charlotte L

Owner: KA Charlotte L

One story addition above the existing two story structure and use of second and third floors as single family dwelling, use of the first floor as an art studio/retail sales(limited).

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

Variance: 914.02.A one off-street parking space required and 0 requested

Variance: 903.03.C.2 minimum lot size 3,200 sq. ft. required and 1,187 sq. ft. requested

minimum 25ft exterior side setback required and 0ft requested

minimum 25ft rear setback required and 18ft requested

minimum 10ft interior side setback required and 0ft requested

Appearances

For Appellant:

Objectors:

Observers:

ZBA 378 of 1993, Special Exception granted for the occupancy of an existing 2 story structure as two separate businesses- a beauty salon on the first floor and a beauty supply shop on the second floor, subject to the conditions.

Notes:

N/A

