



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

July 9, 2015

**Date of Hearing:** July 9, 2015  
**Time of Hearing:** 9:00  
**Zone Case 147 of 2015**

141 45<sup>th</sup> St

**Zoning District:** R1A-VH  
**Ward:** 9  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Central Lawrenceville  
**Applicant:** City Development Consultants LLC  
**Owner:** East End Group LLC

New 3 story single family attached dwelling with integral parking garage and 6ft x 16.5ft second level rear deck.

**Variance:** 903.03.E.2      minimum 5ft interior side setback required and 0ft and 4ft requested (deck)

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

ZBA 103 of 2014, applicant's request for one and two story addition to existing 2 story single family dwelling was approved.

ZBA 10 of 2015, applicant's request for lot reconfiguration; new 3 story single family detached dwelling with integral garage and continue use of existing single family dwelling was approved.

**Notes:**

N/A

**Date of Hearing:** July 9, 2015

**Time of Hearing:** 9:10

**Zone Case 198 of 2015**

329 Grandview Ave

**Zoning District:** GPR-A

**Ward:** 19

**Council District:** 2 , Councilperson Theresa Kail-Smith

**Neighborhood:** Mount Washington

**Applicant:** Krajnovic Milorad

**Owner:** Krajnovic Milorad

New 12.5' x 13.5' second story front deck for two family dwelling.

**Variance :** 908.02.C.3

minimum 15ft front setback required  
and 2ft requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy  
78478, dated 12/23/1999,  
permitted occupancy"  
multiple family (party wall)  
dwelling with four dwelling  
units ac 329 Grandview Ave".





**Date of Hearing:** July 9, 2015  
**Time of Hearing:** 9:40  
**Zone Case 197 of 2015**

2900 Liberty Ave

**Zoning District:** UI  
**Ward:** 6  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Polish Hill  
**Applicant:** IKM Incorporated  
**Owner:** PGH Ballet Theatre Charitable

Two story addition to an existing two story building for expansion of the Ballet Theatre educational programs.

**Variance:** 904.07.C            minimum 10ft interior side setback required and 2ft proposed

minimum 20ft rear setback required and 9ft proposed

**Variance:** 914.02.A            108 on-site parking spaces required and 90 proposed (46 on-site, 44 off-site)

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

ZBA 61 of 2013, use of 45 parking stalls area as accessory for Pittsburgh Ballet Theatre located at 2900 Liberty Ave was approved with condition.

**Notes:**

Certificate of Occupancy 13-OCC-00284, dated 8/1/2013, permitted occupancy "Updated certificate of Occupancy to accommodate parking spaces. Use of 43 parking spaces (4 accessible) accessory to existing structure (Pittsburgh Ballet Theatre)".

**Date of Hearing:** July 9, 2015  
**Time of Hearing:** 9:50  
**Zone Case 194 of 2015**

3327 Ward St

**Zoning District:** R1A-VH  
**Ward:** 4  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Oakland  
**Applicant:** Joseph Bellisario Family Limit  
**Owner:** Joseph Bellisario Family Limit

Continued use of structure as two family dwelling.

**Review:** 911.04                      review of use of existing structure as  
two family dwelling

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** July 9, 2015  
**Time of Hearing:** 10:00  
**Zone Case 139 of 2015**

6736 Kelly St

**Zoning District:** R1D-L  
**Ward:** 12  
**Council District:** 9, Councilperson Rev. Ricky Burgess  
**Neighborhood:** Homewood West  
**Applicant:** Fulton Romaine  
**Owner:** Fulton Romaine

Use of existing 2 ½ story two family dwelling as restaurant (limited), accessory to existing structure; incidental use as tea house.

**Review:** 911.04.A.56      review of proposed use by the Zoning Board of Adjustment

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy 39016, dated 9/18/1981, permitted occupancy "Existing 2 ½ story 2 family dwelling".

**Date of Hearing:** July 9, 2015  
**Time of Hearing:** 10:10  
**Zone Case 142 of 2015**

342-380 N Shore Dr

**Zoning District:** DR-B  
**Ward:** 22  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** North Shore  
**Applicant:** Kolano Design  
**Owner:** North Shore Developers 2013 LP

New 40.18 sq. ft. canopy sign.

**Variance:** 919.03.M.7(e)      the face of the sign shall not project above the canopy, shall not exceed 8" in height and 1' 11.5" requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**  
N/A

**Notes:**

Building permit 14-B-03205, occupancy is for use of 5,200 sq. ft. for restaurant (general) including covered outdoor dining area plus 622 sq. ft. of uncovered outdoor seating(Burgatory).

**Date of Hearing:** July 9, 2015  
**Time of Hearing:** 10:20  
**Zone Case 145 of 2015**

4617 ½ Carlton St

**Zoning District:** R1A-H  
**Ward:** 9  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Central Lawrenceville  
**Applicant:** Wylie Holdings LP  
**Owner:** Wylie Holdings LP

Existing deck enclosure at rear of single family attached dwelling.

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

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

ZBA 193 of 2009, applicant's request for 204'x20' deck on the rear of existing 2 family dwelling (duplex) was approved.

**Notes:**

N/A

---
