



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

October 1, 2015

**Date of Hearing:** October 1, 2015  
**Time of Hearing:** 9:00  
**Zone Case 218 of 2015**

169 40<sup>th</sup> St

**Zoning District:** UI  
**Ward:** 9  
**Council District:** 7 ,Councilperson Deb Gross  
**Neighborhood:** Central Lawrenceville  
**Applicant:** Desmone Architect  
**Owner:** Amrapur Hotels-Pittsburgh LP

Renovation of former technical/trade school building into hotel with off-site parking.

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

**Special Exception:** 916.04.C Special Exception for waiver of 916.02.a.5(b)residential compatibility standards  
916.09 minimum 15ft street side yard setback required and 6ft requested

**Special Exception:** 916.04.B Special Exception for waiver of 916.09 residential compatibility standards, dumpster shall be located a minimum 30ft from any residential property

**Special Exception:** 904.07.C.4 additional height shall be allowed as a Special Exception

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A



**Date of Hearing:** October 1, 2015  
**Time of Hearing:** 9:20  
**Zone Case 217 of 2015**

619-621 Foreland St

**Zoning District:** R1A-VH  
**Ward:** 23  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** East Allegheny  
**Owner:** Eric Booth  
**Applicant:** Eric Booth

Two new two story attached garages at rear of single family dwelling. Rooftop decks and 235 sq. ft. patio for a single family dwelling at 619 Foreland St.

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

**Variance:** 912.04.E                    15ft/one story accessory height permitted and 20ft/two story requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** October 1, 2015  
**Time of Hearing:** 9:30  
**Zone Case 221 of 2015**

5624 Stanton Ave

**Zoning District:** RM-M

**Ward:** 11

**Council District:** 9, Councilperson Burgess

**Neighborhood:** East Liberty

**Owner:** East Liberty Development Incorporated

**Applicant:** 43 ½ Street Development Group (prospective owner)

Lot subdivision and two new 4 story single family attached dwellings with front porches, rooftop decks and integral parking.

**Variance:** 903.03.C.2      minimum 3,200 sq. ft. lot size required and 2,375 sq. ft. (lot1) and 1,625 sq. ft. (lot2) requested

   minimum 25ft front setback required and 8ft(dwelling 2, deck2), 6ft (porch 2), and 17ft (porch1) requested

   minimum 25ft exterior side setback required and 8ft(dwelling1, deck 1) requested

   minimum 10ft interior side setback required and 0ft(dwelling2, deck 2) , 5ft (dwelling 1, porch1), and 2ft(porch2) requested

   minimum 25ft rear setback required and 5ft(dwelling2) requested

**Variance:** 912.04.B      minimum 5ft rear setback required and 0ft(deck1) requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** October 1, 2015  
**Time of Hearing:** 9:40  
**Zone Case 282 of 2015**

1075 Progress St( parcels 24-R-2,4,6)

**Zoning District:** UI  
**Ward:** 23  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** Troy Hill  
**Applicant:** River ROD LP  
**Owner:** River ROD LP

Renovation of existing structures for use as multi-unit residential with integral parking.

**Special Exception:** 911.04.A.85 use of multi-unit residential is a Special Exception in UI zoning district

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** October 1, 2015  
**Time of Hearing:** 9:50  
**Zone Case 226 of 2015**

5324 Penn Ave

**Zoning District:** EMI  
**Ward:** 8  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Bloomfield  
**Applicant:** Bill Kolano  
**Owner:** Children's Home of Pittsburgh

105 sq. ft. wall mounted identification sign on front of 3 story structure (The Children's Home of Pittsburgh & Lemieux Center).

**Variance:** 919.03.M.3 (a) maximum sign face area 80sq. ft. permitted and 105 sq. ft. proposed

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy 14-SGN-00181, dated 1/30/2015, permitted occupancy "One 12ft8inch by 6ft 3inch illuminated wall sign on front of 3 story structure".

**Date of Hearing:** October 1, 2015  
**Time of Hearing:** 10:00  
**Zone Case 227 of 2015**

200 Lothrop St

**Zoning District:** EMI

**Ward:** 4

**Council District:** 8 ,Councilperson Daniel Gilman

**Neighborhood:** West Oakland

**Applicant:** Bill Kolano

**Owner:** Presbyterian University Hospital (PUH)

119 sq. ft. wall mounted identification sign for UPMC hospital.

**Variance:** 919.03.M.3 (a) maximum sign face area 80sq. ft.  
permitted and 119 sq. ft. proposed

maximum height above grade 40ft  
permitted and 112ft requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** October 1, 2015  
**Time of Hearing:** 10:10  
**Zone Case 279 of 2015**

1404 Mifflin Rd

**Zoning District:** R1D-L  
**Ward:** 31  
**Council District:** 5, Councilperson Corey O'Connor  
**Neighborhood:** Lincoln Place  
**Applicant:** Nathaniel Zimmerman  
**Owner:** Dever Vicki

Use of portion of first floor as retail sales and services (limited); shoe store.

**Special Exception:** 921.02.A.4 change from a one non-conforming use to another is a Special Exception

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

ZBA 60(a) of 2011, applicant's request to use of 1<sup>st</sup> floor of an existing 2-story structure as retail sales and service (limited) (hot dog/custard/ice cream) was approved.

**Notes:**

Certificate of Occupancy 82678, dated 2/4/2002, permitted occupancy "Tanning salon first floor with one dwelling unit above, four parking stalls in rear with access through 1400 Mifflin Rd(same owner)(hours of operation limited to Monday-Saturday 9:00am until 9:00pm and on Sunday 10:00am until 6:00pm)".

Certificate of Occupancy 11-B-01882, dated 9/20/2011, permitted occupancy "Use of 1<sup>st</sup> floor as retail sales and services (limited) ice cream/custard/hot dog Shoppe".