



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

October 29, 2015

**Date of Hearing:** October 29, 2015  
(continued from July 23,2015)  
**Time of Hearing:** 9:00  
**Zone Case 160 of 2015**

711 S Negley Ave

**Zoning District:** RM-M  
**Ward:** 7  
**Council District:** 8, Councilperson Daniel Gilman  
**Neighborhood:** Shadyside  
**Applicant:** Steven Hawkins  
**Owner:** Bridging the Gap Development LLC

New 3 ½ story four family dwelling with surface parking.

**Variance:** 903.03.C.2            minimum lot size per unit 1,800 sq. ft. permitted and 1,000 sq. ft. requested

minimum 25ft rear setback required and 7ft requested

minimum 10ft interior side setback required (parking area) and 0' & 4' requested

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

**Variance:** 916.02.B.2        maximum height 50ft/4 stories permitted and 52ft/3 ½ stories requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A  
**Notes:**

Certificate of Occupancy 29510, dated 12/17/1975, permitted occupancy "2 ½ story multiple family dwelling with three units and two car detached garage".



**Date of Hearing:** October 29, 2015  
**Time of Hearing:** 9:20  
**Zone Case 248 of 2015**

2631,2637,2639 Penn Ave

**Zoning District:** UI  
**Ward:** 2  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Strip District  
**Owner:** Spring Way Center LLC  
**Applicant:** Desmone Associates

Lots consolidation and construct new 18 story multi-family structure (81 units) with retail sales and services (general) and integral parking.

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

**Special Exception:** 904.07.C.4 additional height above 4 stories /60ft shall be allowed in accordance with the Special Exception;224ft requested

**Special Exception:** 904.07.C.5 Special Exception for FAR adjustment, 9.07:1 requested

**Variance:** 904.07.C.3 minimum 10ft interior side setback required and 0ft requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** October 29, 2015  
**Time of Hearing:** 9:30  
**Zone Case 288 of 2015**

250 Forbes Ave

**Zoning District:** GT-A

**Ward:** 1

**Council District:** 6, Councilperson R Daniel Lavelle

**Neighborhood:** Central Business District

**Owner:** Gardens at Market Square LP

**Applicant:** Kolano Design

20.6 sq. ft. business ID projecting sign for the Hilton Garden INN.

**Variance:** 919.03.M.8      maximum of 9sq. ft. per side permitted  
and 20.6 sq. ft. requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** October 29, 2015  
**Time of Hearing:** 9:40  
**Zone Case 299 of 2015**

Wakefield St/3139Ward St (parcels 29-G-199,200,204,205,206)

**Zoning District:** H  
**Ward:** 4  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Oakland  
**Applicant:** Nathan Hart  
**Owner:** Doyle Jodi L

14 new three and four stories single family attached and detached dwellings with integral parking.

**Special Exception:** 911.02.A.69 use as a single family attached dwelling is a Special Exception in Hillside zoning district

**Variance:** 905.02.C.3      minimum 3,200 sq. ft. lot size permitted and 1,067 sq. ft. requested

maximum area of disturbance 50% permitted and 90% requested

maximum height 40ft/3 stories permitted

**Variance:** 915.02.A.1      grading shall not be closer than 5ft from the property line and 0ft requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** October 29, 2015

**Time of Hearing:** 9:50

**Zone Case 250 of 2015**

1237 Straka St

**Zoning District:** R2-L

**Ward:** 28

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

**Neighborhood:** Crafton Heights

**Applicant:** Lyker Cris Edwards

**Owner:** Lyker Cris Edwards

Front porch enclosure for a single family dwelling.

**Variance:** 903.03.B.2      minimum 30ft front setback required and  
22ft requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

ZBA 95 of 2004, the appellant's appeal was granted to erect an 8'-5"x22' two story and basement extension to the front of an existing one-family dwelling.

**Notes:**

N/A



**Date of Hearing:** October 29, 2015  
**Time of Hearing:** 10:10  
**Zone Case 292 of 2015**

5900/5902 Penn Ave

**Zoning District:** UNC  
**Ward:** 8  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** East Liberty  
**Applicant:** Morgan Architecture + Design  
**Owner:** 5900 Penn Avenue LLC

40 off-site parking spaces for new uses (retail and office) in 2 story structure.

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

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy 82501, dated 12/31/2001, permitted occupancy "Two story pharmaceutical testing facility with administration of pharmaceuticals to human volunteers, operation of analytical chemistry lab and overnight sleeping quarters (not to exceed 250 beds)".



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