



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

November 5, 2015

Date of Hearing: November 5, 2015
Time of Hearing: 9:00
Zone Case 253 of 2015

162 Amabell St

Zoning District: R1D-H
Ward: 19
Council District: 2 ,Councilperson Theresa Kail-Smith
Neighborhood: Mount Washington
Applicant: Manilla Marcellino
Owner: Manilla Marcellino

26'x26' two story detached garage for a single family dwelling.

Variance: 912.04.E maximum height 15ft/one story permitted
and 20ft/2 story requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 89354, dated 12/14/2005, permitted occupancy "One family dwelling with 2-outdoor parking stalls in rear(12ft x 20ft 2nd floor addition at rear portion of structure)".

Date of Hearing: November 5, 2015

Time of Hearing: 9:10

Zone Case 252 of 2015

2890 Banksville Rd

Zoning District: NDI

Ward: 20

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: Banksville

Applicant: Brian Kovacevic

Owner: USMA United Enterprises INC

Use of 3,000 sq. ft. of first floor as restaurant (general).

Special Exception : 911.04.A.57 use of restaurant (general) in NDI zoning district is a Special Exception

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 18008, dated 9/11/1964, permitted occupancy "Business office, storage and distribution of office equipment and business machines parking area".

Date of Hearing: November 5, 2015
Time of Hearing: 9:20
Zone Case 298 of 2015

1752 Parkview Blvd

Zoning District: RP
Ward: 14
Council District: 5 ,Councilperson Corey O'Connor
Neighborhood: Squirrel Hill South
Applicant: MRRC Summerset II LP
Owner: MRRC Summerset II LP

One HVAC unit for single family detached dwelling.

Variance: 909.2.C.2(e) minimum 5ft interior side setback
required and 3ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: November 5, 2015
Time of Hearing: 9:30
Zone Case 289 of 2015

712 Virginia Ave

Zoning District: R1D-H
Ward: 19
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Mount Washington
Owner: TMNL LLC
Applicant: TMNL LLC

One car parking pad at front of single family dwelling.

Variance: 903.03.D.2 minimum 15ft front setback required
and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: November 5, 2015
Time of Hearing: 9:40
Zone Case 303 of 2015

10 Virginia St(4-G-87)

Zoning District: LNC
Ward: 19
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Mount Washington
Applicant: McLean Architects
Owner: Mazzarini Real Estate Group LLC

Building renovation for use as restaurant (general) with five on-site parking spaces and six off-site parking spaces.

Special Exception: 911.04.A.57 use of restaurant(general) is a Special Exception in LNC zoning district

Special Exception: 916.09 waiver for residential compatibility standards is a Special Exception

916.02.A.7(a) minimum 15ft rear setback required and 8ft requested

916.02.A.7(b) minimum 15ft street side yard setback for the first 50ft adjacent to the R2 property required and 0ft requested(along Wyoming St and Thorpe Way)

916.04.C parking and loading shall not be located within 15ft of properties zoned R2, 8ft requested

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

Variance: 914.09.A.1 off-street parking area shall not be located within 10ft of the street right-of-way, 8ft requested

Variance: 914.09.F driveways serving parking areas shall be located at least 60ft from the intersections, 15ft requested

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 60114, dated 4/24/1991, permitted occupancy "Gasoline station and convenience store".

Certificate of Occupancy 11-OCC-01040, dated 07/07/14, permitted occupancy "Use of 500 sq. ft. as retail sales and service (limited) with 100 sq. ft. as storage in one story structure".

<p><u>Appearances</u> For Appellant:</p>	
<p>Objectors:</p>	
<p>Observers:</p>	

Date of Hearing: November 5, 2015

Time of Hearing: 9:50

Zone Case 255 of 2015

1100(1120) Banksville Rd

Zoning District: CP

Ward: 20

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: Banksville

Applicant: Shamrock Building Services INC

Owner: Pittsburgh PA Hospitality LP

Three new 84.72sq.ft. wall mounted business ID signs for Comfort INN & Suites.

Variance: 919.03.M.5 (a) maximum 80sq.ft. in sign face area permitted and 84.72sq.ft. requested

maximum height 20ft above grade permitted and 52ft proposed

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: November 5, 2015
Time of Hearing: 10:10
Zone Case 256 of 2015

5104 Carnegie St

Zoning District: R1A-VH
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Upper Lawrenceville
Applicant: Fritsch Emily A
Owner: Fritsch Emily A

20' x 24' one story detached garage with a rooftop deck at rear of single family dwelling.

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: November 5, 2015
Time of Hearing: 10:20
Zone Case 258 of 2015

5528 Darlington St

Zoning District: R1D-L
Ward: 14
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Squirrel Hill
Owner: Starzl Ravi S
Applicant: Starzl Ravi S

Two story rear addition with a rooftop deck for a single family dwelling.

Variance: 903.03.B.2 minimum 5ft interior side setback required and 2ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A
