



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

December 3, 2015

Date of Hearing: December 3, 2015
Time of Hearing: 9:00
Zone Case 278 of 2015

161 S 18th St

Zoning District: R1A-VH
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Defrank Dominic
Owner: Defrank Dominic

New 3 story single family attached dwelling with integral parking and a rooftop deck (1/3 with covered roof).

Variance: 903.03.E.2 minimum 1,200 sq. ft. lot size required and 1,110 sq. ft. requested

minimum 5ft interior side setback required and 0ft requested(dwelling and rooftop deck)

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: December 3, 2015
Time of Hearing: 9:10
Zone Case 312 of 2015

5830 Baum Blvd (parcel 84-E-124)

Zoning District: UNC
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: East Liberty
Applicant: DLA + Architecture
Owner: First Niagara Bank

Full service branch bank with drive-through teller and ATM lanes.

Special Exception : 913.03.F bank drive-through is a Special Exception in UNC zoning district

Variance: 922.04.3.A 65% frontage required on Baum Blvd and 50% provided

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 25164, dated 1/21/1972, permitted occupancy "Business Office (drive in Bank) and minor parking area for 4 cars".

Date of Hearing: December 3, 2015

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Zone Case 315 of 2015

1001 Liberty Ave

Zoning District: GT-B

Ward: 2

Council District: 6, Councilperson R. Daniel Lavelle

Neighborhood: Central Business District

Owner: IX Liberty Center Owner LP

Applicant: GENSLER

New 7 sq. ft. wall mounted logo sign for Starbucks.

Variance: 919.03.M.7(a)(iii) tenant sign not located within the façade area of the tenant

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: December 3, 2015
Time of Hearing: 9:30
Zone Case 280 of 2015

77 S 14th St

Zoning District: R1A-VH
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Owner: Sharra James D & Robin A
Applicant: Robert Watt

Existing generator at rear of single family dwelling.

Special Exception: 917.06 waiver of operational performance standards is a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: December 3, 2015
Time of Hearing: 9:50
Zone Case 313 of 2015

108 ½ Aaron Ave

Zoning District: R1D-M
Ward: 32
Council District: 4, Councilperson Natalia Rudiak
Neighborhood: Overbrook
Applicant: Donley John & Anna
Owner: Donley John & Anna

One compact car parking pad at front of single family dwelling.

Variance: 903.03.C.2 minimum 30ft front setback required
and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

n/a

Date of Hearing: December 3, 2015
Time of Hearing: 10:00
Zone Case 314 of 2015

5168 -5170 Keystone St

Zoning District: R1A-VH
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Upper Lawrenceville
Applicant: Woods David
Owner: Woods David

Lot reconfiguration and proposed 10'x20' one car parking pad at rear.

Variance: 903.03.E.2 minimum 5ft interior side setback required and 4ft requested

Variance: 912.04.B minimum 5ft rear setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 50114, dated 1986, permitted occupancy "Two story two family dwelling front, two story one family dwelling rear".

Date of Hearing: December 3, 2015

Time of Hearing: 10:10

Zone Case 309 of 2015

2601 Smallman St/Railroad St(parcel 25-J-142,138,129,25-K-4)

Zoning District: UI

Ward: 2

Council District: 7, Councilperson Deborah Gross

Neighborhood: Strip District

Applicant: Oxford Development

Owner: Three Crossing LP

Construction of four –story 578 space parking garage with 13,482 sq. ft. of first floor retail space.

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

maximum FAR 3:1 permitted and 3.72:1 requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: December 3, 2015
Time of Hearing: 10:20
Zone Case 317 of 2015

Madison Ave/E Ohio St/Phineas St

Zoning District: NDI
Ward: 23
Council District: 1, Councilperson Darlene Harris
Neighborhood: East Allegheny
Applicant: David Montgomery
Owner: October Development and Construction, LLC

Lot consolidation and new hotel/motel, new multi-family residential structures with surface parking.

Special Exception: 911.04.A.34 hotel/motel(general) is a Special Exception in NDI zoning district

Special Exception: 904.04.C.4 ZBA review: use of “development standards for commercial uses in UNC” as per 911.04.A.33(1) for Special Exception for height up to 6 stories , feet

Variance: 904.04.C.4(ii) the site shall not be within 200ft of any property zoned Residential and 169ft requested (ZBA review for SE for height)

Variance: 914.09.A.1 off-street parking areas shall not be located within 10ft of the street right-of-way, 5ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: December 3, 2015
(continued from October 29,2015)

Time of Hearing: 10:30

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
