



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

January 14, 2016

**Date of Hearing:** January 14, 2016  
**Time of Hearing:** 9:00  
**Zone Case 7 of 2016**

611 Tripoli St

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

New 3 story single family attached dwelling with integral parking and 20' x 8' second level deck with stairs, 20' x 4' rooftop deck.

**Variance:** 903.03.E.2      minimum 5ft interior side setback required and 0ft requested (dwelling & decks & stairs)

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** January 14, 2016  
**Time of Hearing:** 9:10  
**Zone Case 8 of 2016**

627 Foreland St

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

New 2 ½ story single family attached dwelling with 8ft high privacy fence at rear yard.

**Variance :** 903.03.E.2      minimum 1,200 sq. ft. lot size permitted and 885 sq. ft. requested

minimum 5ft interior side setback required and 0ft requested(dwelling, fence)

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

**Variance:** 914.02      one on-site parking space required and 0 proposed

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** January 14, 2016

**Time of Hearing:** 9:20

**Zone Case 39 of 2016**

5925 Baum Blvd

**Zoning District:** UNC

**Ward:** 8

**Council District:** 9, Councilperson Rev. Ricky Burgess

**Neighborhood:** East Liberty

**Owner:** Simon Robert O & Janet L

**Applicant:** Garbarino Restaurant LLC

2 story building renovation to be used as restaurant (general).

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

**Variance:** 914.02

15 on-site parking spaces required and 0 proposed

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

Certificate of Occupancy 37499, dated 10/21/1980, permitted occupancy "Second hand goods store within enclosed building".

**Date of Hearing:** January 14, 2016

**Time of Hearing:** 9:30

**Zone Case 36 of 2016**

8033 Bennett St

**Zoning District:** NDI

**Ward:** 13

**Council District:** 9, Councilperson Rev. Ricky Burgess

**Neighborhood:** East Hills

**Owner:** Deprived Poor Americans

**Applicant:** Michael Anthony

Use of portion of existing one story structure for vehicle/equipment repair (limited).

**Special Exception:** 911.04.A.73 use of vehicle/equipment repair (limited) is a Special Exception in NDI zoning district

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

ZBA 58 of 2011 applicants request for continued use of structure as community center/food pantry with 10' and 15' chain link fence around the rear and perimeter was approved with condition.

**Notes:**

Certificate of Occupancy 11-OCC-00921, dated 8/2/2011, permitted occupancy "Continued use of structure as community center/food pantry with 10' and 15' chain link fence around the rear and perimeter"

**Date of Hearing:** January 14, 2016

**Time of Hearing:** 9:40

**Zone Case 10 of 2016**

721 Brushton Ave

**Zoning District:** LNC

**Ward:** 13

**Council District:** 9, Councilperson Rev Ricky Burgess

**Neighborhood:** Homewood South

**Applicant:** Cottrell Ricardo W

**Owner:** Cottrell Ricardo W

Use of 1,360 sq. ft. of first floor of 3 story structure as club (general).

**Special Exception:** 911.04.A.88 use of club (general) is a Special Exception in LNC zoning district

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy 29681, dated 2/6/1976, permitted occupancy "One story extension to 3 story funeral parlor and one family dwelling".



**Date of Hearing:** January 14, 2016

**Time of Hearing:** 10:00

**Zone Case 12 of 2016**

2563 Beechwood Blvd

**Zoning District:** R1D-L

**Ward:** 14

**Council District:** 5, Councilperson Corey O'Connor

**Neighborhood:** Squirrel Hill

**Applicant:** Baum Raymond N & Harriet D

**Owner:** Baum Raymond N & Harriet D

Existing three HVAC units for a single family dwelling.

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

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy dated 1986, permitted occupancy "One-family dwelling with 2-car integral garage, two decks ground level and first floor level 22.3'x25' each".

**Date of Hearing:** January 14, 2016

**Time of Hearing:** 10:10

**Zone Case 22 of 2016**

1319 Squirrel Hill Ave

**Zoning District:** R1D-VL

**Ward:** 14

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

**Neighborhood:** Squirrel Hill

**Applicant:** Perrin Edward R M & Katy L

**Owner:** Perrin Edward R M & Katy L

Existing porch enclosure for a single family dwelling.

**Variance:** 903.03.A.2

minimum 10ft interior side setback  
required and 8ft requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy  
82346, dated 12/6/2001,  
permitted occupancy "Two-  
story brick single-family  
dwelling unit with 10'6"x5'  
addition rear yard and two  
off-street parking stalls".

**Date of Hearing:** January 14, 2016  
**Time of Hearing:** 10:20  
**Zone Case 17 of 2016**

1802 Jancey St

**Zoning District:** LNC  
**Ward:** 10  
**Council District:** 7, Councilperson Daniel Gilman  
**Neighborhood:** Morningside  
**Applicant:** Rodriguez Associates  
**Owner:** URA of Pittsburgh

Renovation of existing Masonry school building with 3-story addition for use as housing for elderly (general) 46units total and 43 on-site parking spaces.

**Special Exception:** 911.04.A.35 use of housing for elderly(general) is a Special Exception in LNC zoning district

**Variance:** 904.02.C.3 maximum height 45ft/3 stories permitted and 48ft/4 stories requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy 81167, dated 4/26/2001, permitted occupancy "Elementary school with student capacity of 225 students(one story gym addition)".

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