



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

February 18, 2016

<p><b>Date of Hearing:</b> February 18, 2016 <b>Time of Hearing:</b> 8:50 <b>Zone Case 56 of 2016</b></p> <p>186 34<sup>th</sup> St</p> <p><b>Zoning District:</b> UI <b>Ward:</b> 6 <b>Council District:</b> 7, Councilperson Deborah Gross <b>Neighborhood:</b> Lower Lawrenceville <b>Applicant:</b> Lola 34 LLC <b>Owner:</b> Lola 34 LLC</p> <p>Third story addition for a single family dwelling.</p> <p><b>Variance:</b> 925.06.C      minimum 3ft interior side setback required and 0ft requested</p> <p><u>Appearances</u> For Appellant:</p> <p>Objectors:</p> <p>Observers:</p>	<p><b>Past Cases &amp; Decisions:</b></p> <p>N/A</p> <p><b>Notes:</b></p> <p>N/A</p>
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**Date of Hearing:** February 18, 2016

**Time of Hearing:** 9:00

**Zone Case 91 of 2016**

18-20 Greenbush St

**Zoning District:** LNC

**Ward:** 19

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

**Neighborhood:** Mount Washington

**Applicant:** Rothchild Doyno Collaborative

**Owner:** Hawk James

Two new single family attached dwellings with integral parking.

**Special Exception:** 916.09 waiver of residential compatibility standards is a Special Exception

**Variance:** 916.02.A.1(c ) minimum 15ft interior side setback required and 2ft requested(abutting 4-G-9)

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** February 18, 2016

**Time of Hearing:** 9:10

**Zone Case 66 of 2016**

4445 Parade St/387 Susanna Ct

**Zoning District:** R1D-M

**Ward:** 15

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

**Neighborhood:** Hazelwood

**Applicant:** McCarthy Joseph F & Ellen M

**Owner:** McCarthy Joseph F & Ellen M

New 2 story single family detached dwelling with integral parking, rooftop deck, and front porch.

**Variance:** 903.03.C.2      minimum 30ft front setback required and 25ft(dwelling, rooftop deck), 13.5ft(porch) requested

minimum 30ft rear setback required and 5ft(dwelling, rooftop deck) requested

minimum 30ft exterior side setback required and 17ft (dwelling) requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** February 18, 2016

**Time of Hearing:** 9:20

**Zone Case 30 of 2016**

1501 Denniston St

**Zoning District:** R2-L

**Ward:** 14

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

**Neighborhood:** Squirrel Hill

**Owner:** Shaw James & Pallikkathayil Japa

**Applicant:** Shaw James & Pallikkathayil Japa

6ft high privacy fence for a single family dwelling (along the Northumberland St).

**Variance:** 903.03.B.2      minimum 30ft exterior side setback required and 5ft requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

**Date of Hearing:** February 18, 2016

**Time of Hearing:** 9:30

**Zone Case 11 of 2016**

38<sup>th</sup> St (parcels 49-P-148,149,150,153)

**Zoning District:** R1A-H

**Ward:** 6

**Council District:** 7, Councilperson Deborah Gross

**Neighborhood:** Lower Lawrenceville

**Applicant:** Lukes LLC

**Owner:** Lukes LLC

Lot reconfiguration and seven new 3 story single family detached dwellings with integral parking and rooftop decks.

**Variance:** 903.03.D.2      minimum 1,800 sq. ft. lot size permitted and 1,400 sq. ft. requested

minimum 15ft front setback required and 2ft requested

minimum 15ft exterior side setback required and 4ft requested (lot 7)

minimum 5ft interior side setback required and 4ft and 0ft requested (dwellings and decks)

maximum height 40ft permitted

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** February 18, 2016

**Time of Hearing:** 9:40

**Zone Case 31 of 2016**

338 39<sup>th</sup> St

**Zoning District:** R1A-H

**Ward:** 6

**Council District:** 7, Councilperson Deborah Gross

**Neighborhood:** Lower Lawrenceville

**Applicant:** SLAK Contracting

**Owner:** Northeast Trade House

Rooftop deck for a single family dwelling.

**Variance:** 903.03.D.2

minimum 15ft exterior side setback  
required and 0ft requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A



**Date of Hearing:** February 18, 2016

**Time of Hearing:** 10:00

**Zone Case 95 of 2016**

Ridge Ave/Bank St

**Zoning District:** RM-M

**Ward:** 22

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

**Neighborhood:** Allegheny West

**Applicant:** Tusick Associates Architects INC

**Owner:** Light of Life Ministries INC

6.5ft open fence at front of property.

**Variance:** 912.04.A      fence in front setback limited to 4ft open  
                  925.06.A      and 6.5ft with brick base requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** February 18, 2016  
**Time of Hearing:** 10:10  
**Zone Case 74 of 2016**

Blake Way/Page St (parcel 7-B-201,202,203,204,209,212,207A/B/C)

**Zoning District:** R2-H  
**Ward:** 21  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Manchester  
**Applicant:** Conroy Education Center Parking Lot  
**Owner:** School District of Pittsburgh

Accessory parking lot for school located at 1398 Page St.

**Variance:** 912.01.D      accessory parking lot must be located on the same zoning lot as primary structure

**Variance:** 914.09      parking shall not be located within 15ft of Residential zone property and 5ft requested

**Variance:** 903.03.D.2      minimum 5ft interior side setback required and 4ft provided(Blake Way)

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** February 18, 2016

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**Zone Case 33 of 2016**

4 E Sycamore Terrace

**Zoning District:** P

**Ward:** 18

**Council District:** 3, Councilperson Bruce Kraus

**Neighborhood:** South Shore

**Applicant:** S & S Invest Properties Western PA

**Owner:** S & S Invest Properties Western PA

9 new single family attached dwellings with integral parking and 7 on-site parking spaces, accessory front decks and rooftop decks.

**Variance:** 911.04.A.69      single family attached dwellings are not permitted in P zoning district

**Variance:** 905..01.C.2      minimum 30ft front setback required and 0ft requested

minimum lot size 3,200 sq. ft. required and 1,566 sq. ft. requested

maximum FAR 1:1 required and 1.37:1 requested

minimum 20ft rear setback required and 4ft requested

minimum 5ft interior side setback required and 0ft requested

minimum 20ft exterior side setback required and 0ft requested

maximum height 40ft required and 45ft proposed

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** February 18, 2016

**Time of Hearing:** 10:30

**Zone Case 57 of 2016**

7240 Frankstown Ave

**Zoning District:** LNC

**Ward:** 13

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

**Neighborhood:** Homewood South

**Applicant:** William Brown

**Owner:** Homewood Renaissance Association

Use of property for outdoor retail sales and service (non-accessory use), food trailer.

**Special Exception:** 911.04.A.91 use of outdoor retail sales and service (non-accessory use) is a Special Exception in LNC zoning district

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy 200601809, dated 8/27/2010, permitted occupancy "(12,900 sq. ft. for retail sales and services (general))".

