



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

March 3, 2016

Date of Hearing: March 3, 2016

(Withdrawn)

Time of Hearing: 8:50

Zone Case 115 of 2016

Second Ave/Tecumseh St (parcel 56-E-2, 56-F-394)

Zoning District: SP-10

Ward: 15

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Hazelwood

Applicant: UATC LLC

Owner: Almono LP

An outdoor technology testing facility with series of roadways and temporary structures.

Variance: 909.01.Q.1 use of outdoor testing facility is not permitted in SP-10 zoning district

Variance: 909.01.Q.2 maximum 10ft front setback required and 102ft requested for temporary structures

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: March 3, 2016
Time of Hearing: 9:00
Zone Case 107 of 2016

317 Collins Ave/6425-29 Centre Ave

Zoning District: R1A-H
Ward: 11
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: East Liberty
Applicant: East Liberty Development INC
Owner: East Liberty Development INC

New two story two family detached dwelling with side and front porches, second level deck, two HVAC units, and two rear parking spaces.

Variance: 911.02 use of two family dwelling is not permitted in R1A zoning district

Variance: 903.03.D.2 minimum 5ft interior side setback required and 2ft(dwelling), 0ft(porch, deck), and 3ft(parking pad) requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 21054, dated 12/5/68, permitted occupancy "One family dwelling and optician's office".

Date of Hearing: March 3, 2016
Time of Hearing: 9:10
Zone Case 106 of 2016

329 Collins Ave/Centre Ave

Zoning District: R1A-H
Ward: 11
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: East Liberty
Applicant: East Liberty Development INC
Owner: East Liberty Development INC

New three story multi-family residential structure with 6 units and 5 rear parking spaces.

Variance : 911.04.A.85 use of multi-family residential in R1A zoning district is not permitted

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 40222, dated 6/8/1982, permitted occupancy "Multiple family dwelling with four units and five car detached garage".

Date of Hearing: March 3, 2016
Time of Hearing: 9:20
Zone Case 108 of 2016

6322 Saint Marie St

Zoning District: P, R1D-L
Ward: 11
Council District: 9, Councilperson Rev. Ricky Burges
Neighborhood: Highland Park
Owner: East Liberty Development INC
Applicant: East Liberty Development INC

New two story single family attached dwellings (duplex) with front porches and rear decks.

Variance: 911.02 use of two family dwelling not permitted in P and R1D zoning district

Variance: 914.02.A 2 off-street parking spaces required and 0 spaces requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 28563, dated 4/22/1975, permitted occupancy "Two story four family dwelling and minor parking area for five cars".

Date of Hearing: March 3, 2016
Time of Hearing: 9:30
Zone Case 103 of 2016

19 Bedford Sq

Zoning District: LNC
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Owner: Cardamone Family Real Estate LLC
Applicant: George Saad

Use of two story structure as two family dwelling.

Variance: 914.02 two off-street parking spaces required
and 0 requested

Alternatively, **Special Exception** for off-site parking.

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 10-08830, dated 3/29/2012, permitted occupancy "Use of existing 2 ½ story structure as vacant commercial space (future tenants to apply for certificate of occupancy)".

<p>Date of Hearing: March 3, 2016 Time of Hearing: 9:40 Zone Case 35 of 2016</p> <p>3600 Melwood Ave(Fleetwood St)</p> <p>Zoning District: R2-H Ward: 6 Council District: 7, Councilperson Deborah Gross Neighborhood: Polish Hill Applicant: Durst Stacey & Nulph Jason Owner: Durst Stacey & Nulph Jason</p> <p>Second level deck at front of single family dwelling.</p> <p>Variance: 903.03.D.2 minimum 5ft interior side setback required and 0ft requested</p> <p><u>Appearances</u> For Appellant:</p> <p>Objectors:</p> <p>Observers:</p>	<p>Past Cases and Decisions:</p> <p>N/A</p> <p>Notes:</p> <p>N/A</p>
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Date of Hearing: March 3, 2016
Time of Hearing: 9:50
Zone Case 41 of 2016

21st St/Liberty Ave

Zoning District: UI
Ward: 2
Council District: 7, Councilperson Deborah Gross
Neighborhood: Strip District
Applicant: Rothschild Doyno
Owner: Buncher Company

Proposed three story structure for AUDI showroom and service reception.

Variance: 904.07.C.3 minimum 20ft rear setback required and 5ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 76757, dated 1998, permitted occupancy "A one story structure for vehicle maintenance and storage with 24 outdoor parking spaces".

Date of Hearing: March 3, 2016
Time of Hearing: 10:00
Zone Case 105 of 2016

434 N Beatty St

Zoning District: RM-M
Ward: 11

Council District: 9, Councilperson Rev. Ricky Burgess

Neighborhood: East liberty

Applicant: East Liberty Development INC

Owner: EAST Liberty Development INC

New two story two family attached structure with front porches, second level deck, and two parking spaces at rear, 2 HVAC units.

Variance: 903.03.C.2 minimum 3,200 sq. ft. lot size required and 3,000 sq. ft. requested

minimum 1,800 sq. ft. lot size per unit required and 1,500 sq. ft. requested

minimum 25ft exterior side setback required and 7ft(dwelling), 2ft(porch 1, second level deck) and 6ft(parking pad) requested

minimum 10ft interior side setback required and 0ft(dwelling) , 1ft(HVAC units) requested

minimum 25ft rear setback required and 23ft requested

Variance: 912.04.B minimum 5ft rear setback required and 1ft(parking pad) requested

Variance: 912.04.F separation between primary and accessory structure 3ft required and 1ft requested(parking pad)

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: March 3, 2016
(continued from December 17, 2015)
Time of Hearing: 10:10
Zone Case 302 of 2015

1500 Arch St

Zoning District: R1A-VH
Ward: 25
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Central Northside
Applicant: Steven G Hawkins
Owner: High Knoll Development Corporation

Continued use of existing structure as three residential dwellings and use of portion of first floor as commercial space(retail sales and service-limited).

Special Exception: 921.02.A.4 change from a one nonconforming us to another is a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 30143, dated 4/27/1976, permitted occupancy "3 story six family dwelling".

<p>Date of Hearing: March 3, 2016 Time of Hearing: 10:20 Zone Case 44 of 2016</p> <p>423 Sweetbriar St</p> <p>Zoning District: R1D-M Ward: 19 Council District: 2, Councilperson Theresa Kail-Smith Neighborhood: Duquesne Heights Owner: Yevgen Slipko Applicant: Yevgen Slipko</p> <p>5'8" x 16' second level deck and two car parking pad at rear of single family dwelling.</p> <p>Variance: 903.03.C.2 minimum 5ft interior side setback required and 4ft and 1ft (deck) and 3ft and 0ft (parking pad) requested</p> <p><u>Appearances</u> For Appellant:</p> <p>Objectors:</p> <p>Observers:</p>	<p>Past Cases and Decisions:</p> <p>N/A</p> <p>Notes:</p> <p>N/A</p>
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<p>Date of Hearing: March 3, 2016 Time of Hearing: 10:30 Zone Case 55 of 2016</p> <p>3861 Liberty Ave(49-P,385, 380)</p> <p>Zoning District: UI, R1A-H Ward: 6 Council District: 7, Councilperson Deborah Gross Neighborhood: Lower Lawrenceville Applicant: Desmone Associates Owner: Horowitz Donald R & Carole S</p> <p>Existing building renovation for use as multi-unit residential, animal care (general) and a restaurant, off-site parking at 3800 Howley St.</p> <p>Special Exception: 911.04.A.85 use as multi-family residential in UI zoning district is a Special Exception</p> <p>Special Exception: 914.07.G.2(a) off-site parking is a Special Exception, located at parcel 49-P-294 & 49-P-295</p> <p>Variance: 911.02 use of dog run for animal care (general) is not permitted in R1A zoning district</p> <p>Variance: 914.07.G.02(a)(2) off-site parking areas shall require the same or less restrictive zoning classification than that required for the use served</p> <p>Variance: 912.01.D accessory uses are required to be located in the same zoning district as the primary use</p> <p>Variance: 904.07.C maximum FAR 3:1 permitted and 3.95:1 requested minimum 10ft exterior side setback required and 0ft requested</p> <p>Special Exception: 916.09 waiver of Residential Compatibility Standards minimum 15ft front setback required and 0ft requested</p>	<p>Past Cases and Decisions:</p> <p>N/A</p> <p>Notes:</p> <p>Certificate of Occupancy 56989, dated 3/8/1990, permitted occupancy "Distributing of plants wholesale warehouse with incidental office space and fourteen outdoor parking stalls".</p>
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<p>Variance: 916.02.B.1</p> <p>Variance: 914.10.A</p> <p><u>Appearances</u> For Appellant:</p> <p>Objectors:</p> <p>Observers:</p>	<p>minimum 15ft rear setback required and 0ft requested</p> <p>minimum 15ft interior side setback required and 0ft requested</p> <p>maximum height 40ft/3 stories permitted and 48ft/4 stories requested</p> <p>one loading space required and 0 requested</p>	
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Date of Hearing: March 3, 2016
Time of Hearing: 10:40
Zone Case 104 of 2016

Butler St/39th St/40th St

Zoning District: UI
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lower Lawrenceville
Applicant: Butler & 40th LLC
Owner: Arsenal Terminal Warehouse

New construction of four& five story structures for multi-unit residential with 625 units total, 21,162 sq. ft. retail space, integral and surface parking spaces.

Special Exception : 911.02.A.85 multi-unit residential use is a Special Exception in UI zoning district

Special Exception: 904.07.C.4 additional height above 4 stories shall be allowed in accordance with a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A