



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

May 19, 2016

Date of Hearing: May 19, 2016
Time of Hearing: 9:00
Zone Case 218 of 2016

4926 Cypress St

Zoning District: R2-H,R1A-H
Ward: 8
Council District: 7,Councilperson Deborah Gross
Neighborhood: Bloomfield
Applicant: David Roth
Owner: Cypress Lofts PGH LP

Renovation and addition to an existing building to create multi-unit residential with 18 units and 18 parking stalls.

Variance: 911.04.A.85 multi-unit residential is not permitted in R2 & R1A zoning districts

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

minimum 15ft exterior side setback required and 0ft and 5ft requested

minimum 15ft rear setback required and 2.1ft requested

maximum height 3stories/40ft permitted and 4stories/51ft 4inch requested

minimum 750 sq. ft. lot size per unit permitted and 444 sq.ft. requested

Variance: 912.01.D accessory uses must be on the same zoning lot and in the same zoning district as the primary structure, proposed parking is separated by row and is in a different zoning district than the primary use

Past Cases & Decisions:

ZBA 78 of 2012, applicant's request for conversion of existing structure into multi-unit residential building (14 units total) was approved with conditions.

ZBA 233 of 2015, applicant's request for use of multi-family residential with 16 units and 17 parking spaces was approved.

Notes:

Certificate of Occupancy 18726, dated 8/19/1965, permitted occupancy "Linen supply plant".

Variance: 915.02.A.1(e) retaining walls to support steep slopes shall not exceed 10ft in height, proposed is 14ft

Special Exception: 916.09 waiver of the Residential Compatibility Standards

916.02.A.3 minimum 15ft street side setback

916.02.A.7 permitted and 0ft requested

916.02.A.7(a) minimum 15ft rear setback required and 0ft requested

916.04.C parking shall not be located within 15ft of property zoned R1A and 2.1ft requested

916.09.C maximum height 40ft/3 stories

916.02.B.1 permitted and 51ft 4inch/4 stories requested

Appearances

For Appellant:

Objectors:

Observers:

Date of Hearing: May19, 2016
Time of Hearing: 9:30
Zone Case 131 of 2016

537 Francis St

Zoning District: RM-M
Ward: 5
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Middle Hill
Owner: Germany Garl
Applicant: Germany Garl

Use of two story structure as three family dwelling.

Variance: 903.03.C.2 minimum 1,800 sq. ft. lot size per unit
required and 1,295 sq. ft. requested

Variance: 914.02 one additional parking space required

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Residential Building Permit
14-B-00799, dated 4/12/14,
occupancy is for use of
existing 2 story structure as
two family dwelling.

Date of Hearing: May 19, 2016
Time of Hearing: 10:10
Zone Case 222 of 2016

316 Roup St

Zoning District: R3-M
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: Friendship
Applicant: Girls Hope of Pittsburgh
Owner: Stanfield Morton D & Judith S

Use of property as personal care residence (small).

Variance: 911.A.95.B(a)(vii) 80% of clients shall be 62 or more years of age

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

N/A

Date of Hearing: May 19, 2016
(continued from April 21, 2016)
Time of Hearing: 10:20
Zone Case 185 of 2016

3224 Blvd of the Allies

Zoning District: OPR-D
Ward: 4
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: South Oakland
Applicant: Oxford Development
Owner: Craft Place Properties LLC

Four story apartment building with a half story integral parking.

Special Exception: 916.09 waiver of Residential Compatibility Standards is a Special Exception minimum 15ft side yard setback required and 0ft requested

Variance: 908.03.D.4 minimum 20ft front setback required and 0ft requested

Variance: 914.09.F entrance gates shall allow a minimum 20ft clearance from sidewalks and street rights-of way and 0ft requested

driveways serving such parking areas shall be located at least 60ft from intersecting street rights-of-way and 54.6ft requested

Variance: 918.03.B.1 minimum 5ft width landscaping required and 4ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: May 19, 2016
Time of Hearing: 10:30
Zone Case 148 of 2016

4202 ½ Main St

Zoning District: R1A-VH
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Bloomfield
Applicant: Nickolas Surra(prospective owner)
Owner: Lazar Brent K

Use of existing structure as retail sale and service (limited) with incidental use of basement for vehicle repair (motorcycles). Nonconforming business ID sign.

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

Review: 919.01.F sign identifying a nonconforming use

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 16817, dated 2/1/1963, permitted occupancy "Mobile lunch preparation and distribution (not retail)".

Date of Hearing: May 19, 2016
Time of Hearing: 10:40
Zone Case 176 of 2016

357 Cedarville St

Zoning District: R2-VH
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: Bloomfield
Applicant: Wytiaz Nicholas P
Owner: Wytiaz Nicholas P

Use of property as urban agriculture (accessory use) with animals, 2 beehives.

Variance: 912.07.B.10 minimum 10ft interior side setback required and 9ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

N/A
