



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

June 23, 2016

Date of Hearing: June 23, 2016
Time of Hearing: 8:50
Zone Case 161 of 2016

2520 Penn Ave/2517 Spring Way

Zoning District: UI
Ward: 2
Council District: 7, Councilperson Deborah Gross
Neighborhood: Strip District
Applicant: Paski Gene
Owner: Paski Gene

Two story addition to two story single family attached dwelling and 2 car parking pad located at 2517 Spring Way.

Variance: 904.07.C.3 minimum 10ft interior side setback required and 0ft(addition) and 2ft (parking pad) requested

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

N/A

Date of Hearing: June 23, 2016
Time of Hearing: 9:00
Zone Case 247 of 2016

704 Graphic St

Zoning District: R1D-H
Ward: 15
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Greenfield
Applicant: Diedonyte Almante
Owner: Diedonyte Almante

New second level deck and two story detached garage with stairways at rear of single family dwelling.

Variance: 903.03.D.2 minimum 5ft interior side setback required and 1ft requested (deck, garage)

Variance: 912.04.B one story accessory height permitted and two story requested

Variance: 925.06.A.13 minimum 1ft interior side setback for stairway permitted and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: June 23, 2016
Time of Hearing: 9:10
Zone Case 255 of 2016

Grace St, parcels 4-J-38,61,63,64,66

Zoning District: P and open space
Ward: 19
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Mount Washington
Applicant: Synergy Capital , LP
Owner: Grace Street Development, LLC

Construct nine new three story single family detached dwellings with integral parking.

Variance : 905.01.C.2 minimum 30ft front setback required and 5ft, 10ft, and 15ft requested

 minimum 3,200 sq. ft. lot size permitted and 2,800 sq. ft. requested

 minimum 20ft exterior side setback required and 3ft requested (unit1)

 minimum 5ft interior side setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: June 23, 2016
Time of Hearing: 9:20
Zone Case 169 of 2016

355 Spahr St/Lamont Pl

Zoning District: R2-M
Ward: 7
Council District: 8, Councilperson Daniel Gilman
Neighborhood: Shadyside
Owner: Brouman Holdings LP
Applicant: Brouman Holdings LP

Lot subdivision and third story addition to existing three family dwelling, 14'x15' second and third story rear deck above the two car parking pad. New three story single family dwelling with integral parking at Lamont Pl.

Variance: 903.03.C.2 minimum 3,200 sq. ft. lot size permitted and 2707sq. ft.(unit1) and 1644sq. ft. (unit2) requested

minimum 1,800 sq. ft. lot size per unit required and 902 sq. ft. for unit 1 requested

minimum 30ft rear setback required and 25ft for unit 1 requested

minimum 5ft interior side setback required and 0ft(addition, parking pad, deck) and 1ft for unit 2 requested

Variance: 912.04.B minimum 5ft rear setback required and 2ft requested (parking pad)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 37661, dated 11/13/1980, permitted occupancy "Multiple family dwelling with three units and two car detached garage".

Date of Hearing: June 23 , 2016
Time of Hearing: 9:40
Zone Case 220 of 2016

400 Brownsville Rd

Zoning District: LNC
Ward: 30
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Knoxville
Applicant: Sign Pro
Owner: City of Pittsburgh

Erect one 15ft high ground identification sign with LED lettering at front of existing library.

Variance: 919.03.O.3 electronic non-advertising signs are not permitted in LNC zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A
Notes:
N/A

Date of Hearing: June 23, 2016
Time of Hearing: 10:00
Zone Case 246 of 2016

1210 Inverness Ave

Zoning District: R1D-VL
Ward: 14
Council District: 8, Councilperson Daniel Gilman
Neighborhood: Squirrel Hill
Applicant: RC WATT
Owner: Krikorian Raffi C

New generator at rear of single family dwelling.

Variance: 903.03.A.2 minimum 10ft(5ft) interior side setback required

Variance: 917.02.B maximum permitted sound level 55dBA and 63Dba requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: June 23, 2016
Time of Hearing: 10:10
Zone Case 163A of 2016

3707 Orpwood St

Zoning District: R1A-H
Ward: 4
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Oakland
Applicant: Wang Janet F
Owner: Wang Janet F

17' x 19' two car parking pad in rear yard of 2 ½ story single family dwelling.

Variance: 925.06.G.2(f) drainage shall be contained on site and directed away from abutting properties

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A

Date of Hearing: June 23, 2016
Time of Hearing: 10:20
Zone Case 248 of 2016

231 Halket St

Zoning District: R3-M
Ward: 4
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Central Oakland
Applicant: Pasquarelli Alfio A & Anna Marie
Owner: Pasquarelli Alfio A & Anna Marie

Third story addition and one story rear addition to existing residential structure, use of structure as three family dwelling, and four parking pads at rear.

Variance: 903.03.C.2 minimum 1,800 sq. ft. lot size per unit requested and 1,333 sq. ft. requested

minimum 5ft interior side setback required and 3ft requested(parking)

Variance: 925.06.C minimum 4ft interior side setback required and 3.75ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 30079, dated 4/19/1976, permitted occupancy "2- 1/2 story one family dwelling with two car detached garage".

Date of Hearing: June 23, 2016
Time of Hearing: 10:30
Zone Case 178 of 2016

585 S Braddock Ave

Zoning District: LNC

Ward: 14

Council District: 9, Councilperson Rev Ricky Burgess

Neighborhood: Point Breeze

Applicant: Steven G Hawkins

Owner: Gallippi Frank

One story addition to existing garage structures.

Special Exception: 921.02.A.1 expansion of a nonconforming use is a Special Exception

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

N/A

Date of Hearing: June 23, 2016
(continued from June 2, 2016)

Time of Hearing: 10:40

Zone Case 213 of 2016

Hatfield St (80-K-200)

Zoning District: R1A-VH

Ward: 9

Council District: 7, Councilperson Deborah Gross

Neighborhood: Central Lawrenceville

Applicant: Red Swing Group

Owner: Wylie Holdings LP

Lot subdivision and five new 3 story single family attached dwellings with integral parking, rooftop decks and rear decks. HVAC units.

Variance: 903.03.E.2 minimum 1,200 sq. ft. lot size required and 880 sq. ft. requested

minimum 5ft front setback required and 0ft requested

minimum 15ft rear setback required and 14ft requested

minimum 5ft interior side setback required and 0ft & 3ft requested for decks, HVAC units

Variance: 925.06.C minimum 3ft interior side setback required and 0ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A
