



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

July 21, 2016

Date of Hearing: July 21, 2016
Time of Hearing: 8:50
Zone Case 253 of 2016

5616 Forbes Ave

Zoning District: RM-M
Ward: 14
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Squirrel Hill
Applicant: May Jerrold H
Owner: May Jerrold H

One story rear addition to single family dwelling.

Variance: 903.03.C.2 minimum 30ft rear setback required
and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

N/A

Date of Hearing: July 21, 2016
Time of Hearing: 9:00
Zone Case 173 of 2016

501 S Lang Ave

Zoning District: R1D-L
Ward: 14
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Point Breeze
Applicant: Mary K Russo
Owner: Mary K Russo

HVAC unit for single family dwelling.

Variance: 903.03.C.2 minimum 30ft exterior side setback
required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: July 21, 2016
Time of Hearing: 9:10
Zone Case 262 of 2016

922 Kennebec St

Zoning District: R1A-H
Ward: 15
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Greenfield
Applicant: Baruch Menachem M
Owner: Baruch Menachem M

8'x8' playhouse at rear of single family dwelling.

Variance : 903.03.D.2 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: July 21, 2016

Time of Hearing: 9:30

Zone Case 177 of 2016

5901-5909 Alder St

Zoning District: R2-M

Ward: 7

Council District: 8, Councilperson Daniel Gilman

Neighborhood: Shadyside

Owner: Halsband Herbert

Applicant: Steven Hawkins

Seven parking spaces (with accessible space) for the existing multi-family structure.

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

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 20486, dated 5/24/1968, permitted occupancy "Apartment dwelling – nine (9) one-family units".

Date of Hearing: July 21, 2016
Time of Hearing: 9:50
Zone Case 191 of 2016 and

2904-2908 Smallman St

Zoning District: UI
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: The Strip District
Applicant: Mesich Construction
Owner: 2908 Smallman LP

Three story addition to existing structure for use as a multi-unit residential with 30 units and 31 integral parking spaces.

Special Exception: 911.04.A.85 multi-unit residential is a Special Exception in UI zoning district

Variance: 904.07.C minimum 20ft rear setback required and 0ft requested

minimum 10ft interior side setback required and 7ft requested

Special Exception: 904.07.C.4 additional height above 4 stories/ 60ft , 81ft requested

Special Exception: 904.08.C.5 FAR adjustment is a Special Exception, 6:1 requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 72745, dated 12/30/96, permitted occupancy "2,800 sq. ft. of first floor for storage, distribution and repair of computers (no retail sales) with incidental office".

Date of Hearing: July 21, 2016
Time of Hearing: 10:00
Zone Case 287 of 2016 and 287A of 2016

640 Casino Dr.(1117 Walker St)

Zoning District: DR-A
Ward: 21
Council District: 6,Councilperson R Daniel Lavelle
Neighborhood: Chateau
Applicant: Oxford Development Company
Owner: Carnegie Institute

Surface parking for Carnegie Science Center(490 parking space commercial lot).

Variance: 914.02.C structured parking required for more than 150 parking spaces, surface parking proposed

Variance: 914.06 9 parking spaces for persons with disabilities required

Variance: 914.09.D landscaping and screening required, not provided

Variance: 914.09.C wheels stops required, none provided

Variance: 911.04.A.45(a)4 commercial parking not permitted within 1,000ft of a gaming enterprise

Special Exception: 911.02 commercial parking(general) is a Special Exception in Downtown Riverfront zoning Districts

Variance: 914.09.D landscaping and screening required, not fully compliant

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Zone Case 287A of 2016

Reedsdale St/Sproat Way

Commercial parking across Sproat Way from 640 Casino Dr.

Variance: 914.02.C structured parking required for more than
 150 parking spaces, surface parking
 proposed

Variance: 911.04.A.45(a)4 commercial parking (general) within
 1,000ft of a gaming operation

Special Exception: 911.02 commercial parking (general) is a
 Special Exception in Downtown Riverfront
 zoning districts

Appearances

For Appellant:

Objectors:

Observers:

Date of Hearing: July 21, 2016

Time of Hearing: 10:20

Zone Case 187 of 2016

6515-6517 Shetland Ave

Zoning District: R1D-H

Ward: 12

Council District: 9, Councilperson Rev Ricky Burgess

Neighborhood: Larimer

Applicant: Hill Geoffrey

Owner: Hill Geoffrey

24ft x 32ft one story detached garage.

Variance: 903.03.D.2 minimum 15ft exterior side setback
required and 4ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy
46412, dated 3/3/1985,
permitted occupancy
"Continued use of existing
structure as two dwelling
units".

Date of Hearing: July 21, 2016
Time of Hearing: 10:30
Zone Case 195 of 2016

6030 Stanton Ave

Zoning District: R3-M
Ward: 11
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: East Liberty
Applicant: Cmarada Ted R
Owner: Cmarada Ted R

Use of structure as three family dwelling.

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

Variance: 914.02 one on-site parking space required

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 52068, dated 6/28/1985, permitted occupancy "Three story two family dwelling with one unit total on first and second floors occupied by the same family and one unit on the third floor with a two car integral garage".

Certificate of Occupancy 67705, dated 8/12/1994, permitted occupancy "Family day care home with a maximum of six (6) children in the dwelling unit located on the 1st and 2nd floor (Dwelling on 3rd floor to remain)".
