



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

August 11, 2016

Date of Hearing: August 11, 2016
Time of Hearing: 8:50
Zone Case 208 of 2016

628 Tokay St

Zoning District: R2-L

Ward: 13

Council District: 9, Councilperson Rev Ricky Burgess

Neighborhood: East Hills

Applicant: Brunson Cornell J

Owner: Brunson Cornell J

Use of structure as transitional facility for families- Bethesda house.

Review: 911.03 use cannot be classified under 911.02.A.,
review by the Zoning Board of Adjustment

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

N/A

Date of Hearing: August 11, 2016
Time of Hearing: 9:00
Zone Case 306 of 2016

4055-4059 Penn Ave

Zoning District: LNC
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Applicant: Constellation Coffee
Owner: Hillhouse Associates LLC

Outside seating for the existing restaurant located at 4059 Penn Ave.

Variance: 912.01.D accessory use should be located on the same zoning lot as the primary use

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: August 11, 2016
(continued from July 14, 2016)

Time of Hearing: 9:10

Zone Case 241 of 2016

3601 Butler St

Zoning District: LNC

Ward: 6

Council District: 7, Councilperson Deborah Gross

Neighborhood: Lawrenceville

Applicant: Burghers

Owner: Irwin M Fletcher LP

Use of 3,020 sq. ft. of first floor as restaurant (general).

Special Exception: 911.04.A.57use as restaurant (general) is a
Special Exception in LNC zoning district

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: August 11, 2016

Time of Hearing: 9:20

Zone Case 307 of 2016

48 26th St

Zoning District: UI

Ward: 2

Council District: 7, Councilperson Deborah Gross

Neighborhood: Strip District

Owner: Three Crossings Riverfront East LP

Applicant: Oxford Development LP

New five story office building with integral parking.

Special Exception: 914.07.G.2(a) off-site parking is a Special Exception

Special Exception: 904.07.C.4 Special Exception for height in the UI zoning district

Variance: 904.07.C minimum 10ft interior side yard setback required for dumpster enclosure

Variance: 914.09.C,D,I parking area design

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 186 of 2016, applicant's request for five story office building with integral parking and requested off-site parking spaces was approved.

Notes:

N/A

Date of Hearing: August 11, 2016
Time of Hearing: 9:50
Zone Case 214 of 2016

1116 Duffield St

Zoning District: R1D-H
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Morningside
Applicant: Tedesco Enzo J & Mary Beth
Owner: Tedesco Enzo J & Mary Beth

Two story rear addition to single family dwelling and new detached garage with rooftop deck.

Variance: 903.03.D.2 minimum 5ft interior side setback required and 0ft requested (garage, rooftop deck)

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A

Date of Hearing: August 11, 2016

Time of Hearing: 10:40

Zone Case 269 of 2016

1146 Voskamp St

Zoning District: R1A-M

Ward: 24

Council District: 1, Councilperson Darlene Harris

Neighborhood: Spring Garden

Applicant: Durler Jason

Owner: Durler Jason

Second story addition to single family dwelling.

Variance: 903.03.C.2 minimum 30ft front setback required

minimum 5ft interior side setback
required and 0ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: August 11, 2016
(continued from June 16, 2016)

Time of Hearing: 10:50

Zone Case 239 of 2016

635 Ridge Ave

Zoning District: RM-M

Ward: 22

Council District: 1, Councilperson Darlene Harris

Neighborhood: Allegheny West

Applicant: Light of Life Ministries INC

Owner: Light of Life Ministries INC

Building addition and use of structure as personal care residence (large) or multi-suite residential (general).

Special Exception: 911.04.A.95.A personal care residence(large) is a Special Exception in RM zoning district

Variance: 911.04.A.95.A personal care residence(large) is limited to 19 persons

Variance: 911.04.A.41 multi-suite residential(general) is not permitted in RM zoning district

Variance: 903.03.C.2 minimum 25ft front setback required and 10ft requested

minimum 25ft exterior sides setback required and 0ft requested

Variance: 911.04.A.95.A(d) sleeping rooms may not be located in a basement or cellar, 12 beds requested for emergency shelter, if determined to be a personal care residence(large)

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: August 11, 2016
(continued from June 16, 2016)

Time of Hearing: 11:00

Zone Case 240 of 2016

Madison Ave & Progress St

Zoning District: DR-C

Ward: 23

Council District: 1, Councilperson Darlene Harris

Neighborhood: North Shore

Applicant: Light of Life Ministries INC

Owner: URA of Pittsburgh

Use of properties as personal care residence (large).

Special Exception: 911.04.A.95.A personal care residence (large) is a Special Exception in DR zoning district

Variance: 911.04.A.95.A personal care residence (large) is limited to 19 persons

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A
