



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

November 3, 2016

Date of Hearing: November 3, 2016
Time of Hearing: 8:50
Zone Case 299 of 2016

120 S 17th St

Zoning District: R1A-VH
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Neubauer Jeffrey A & Vagley Mary
Owner: Neubauer Jeffrey A & Vagley Mary

Continued use of structure as two family dwelling.

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

N/A

Date of Hearing: November 3, 2016
Time of Hearing: 9:00
Zone Case 393 of 2016

3917 Perrysville Ave

Zoning District: LNC
Ward: 26
Council District: 1, Councilperson Darlene Harris
Neighborhood: Perry North
Applicant: VAFARCHITECTURE
Owner: Observatory Hill Development Corporation

Expansion of existing restaurant to 4,047 sq. ft. and additional residential units.

Special Exception: 911.02.A.57 use of restaurant(general) is a Special Exception in LNC zoning district

Variance: 914.02 required parking is 12 spaces for expanded restaurant and 2 spaces for additional dwelling units, 0 spaces proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 86239, dated 2/6/2004, permitted occupancy "Use of 2,240 sq. ft. of first floor as restaurant (occupancy placard issued for 150 persons)".

Date of Hearing: November 3, 2016
Time of Hearing: 9:10
Zone Case 389 of 2016

5641 Rural St

Zoning District: R2-M

Ward: 11

Council District: 9, Councilperson Rev Ricky Burgess

Neighborhood: East Liberty

Applicant: Open Hand Ministries

Owner: Mary Worth Investment LP

Two story rear addition to single family dwelling.

Variance: 903.03.C.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: November 3, 2016
Time of Hearing: 9:20
Zone Case 397 of 2016

1620 Penn Ave

Zoning District: UI
Ward: 2
Council District: 7, Councilperson Deborah Gross
Neighborhood: Strip District
Owner: Sanctuary Holdings
Applicant: Orchard Hill Church

50 off-site parking spaces for religious assembly (general).

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

Special Exception: 914.07.G.2(a)(1) no off-site parking space shall be located more than 1,000ft from the primary entrance of the use, proposed is at least 2,300ft

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 88638, dated 7/22/2005, permitted occupancy "Use of existing 2 ½ story structure as a night club with 52 off-site parking stalls located at 1630 Penn Ave and 1617 Penn Ave (occupancy placard- 480 total persons.)"

Date of Hearing: November 3, 2016
Time of Hearing: 9:50
Zone Case 314 of 2016

6307 Bartlett St

Zoning District: R2-L

Ward: 14

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Squirrel Hill

Applicant: Itskowitz Robert

Owner: Itskowitz Robert

Existing HVAC unit for single family dwelling.

Variance: 903.03.B.2 minimum 5ft interior side setback
required and 1ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

N/A

Date of Hearing: November 3, 2016

Time of Hearing: 10:00

Zone Case 303 of 2016

159 Pius St/1910 S 18th St

Zoning District: H

Ward: 17

Council District: 3 ,Councilperson Bruce Kraus

Neighborhood: South Side Slops

Applicant: Ripley Richard

Owner: Ripley Richard

Continued use of structure as four residential units.

Review: 911.02 use as multi-family residential is not permitted in Hillside zoning district

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 74352, dated 10/6/1997, permitted occupancy "Continued use of existing four story structure as a two family dwelling".

Date of Hearing: November 3, 2016

Time of Hearing: 10:10

Zone Case 391 of 2016

1612 Fifth Ave

Zoning District: LNC

Ward: 1

Council District: 6, Councilperson R Daniel Lavelle

Neighborhood: Uptown

Applicant: Williams Sal & Irene

Owner: Williams Sal & Irene

Use as commercial parking lot for 37 vehicles.

Variance: 911.02 commercial parking lot not permitted in LNC zoning district

Variance: 907.02.1.5(c) commercial parking lot not permitted in I-Pod 4 Uptown

Variance: 914.09.A.1 parking shall not be within 10ft of street row in LNC zoning district

Variance: 918.03.B landscaping not fully compliant , must be 5ft in width, must be fully on property

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: November 3, 2016
Time of Hearing: 10:20
Zone Case 392 of 2016

1912 Fifth Ave

Zoning District: LNC
Ward: 1
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Uptown
Applicant: Williams Sal & Irene
Owner: Williams Sal & Irene

Use as commercial parking lot.

Variance: 911.02 commercial parking lot not permitted in LNC zoning district

Variance: 907.02.I.5(c) commercial parking lot not permitted in I-Pod 4 Uptown

Variance: 914.09.A.1 parking shall not be within 10ft of street row in LNC zoning district

Variance: 918.03.B landscaping not fully compliant , must be 5ft in width, must be fully on property

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
ZBA 105A-F of 2008, 112A-V of 2008, applicant's request for the use of properties as commercial parking lot was approved with conditions.

Notes:

Certificate of Occupancy 200701972, dated 12/9/08, permitted occupancy "Use of commercial parking (general) 48 stalls for parking for patients, staff, and visitors of Everette and Hurite Opthalmic Association, its successors and assigns, not to be used for other commercial or institutional parking ventures during term of applicant's lease (right of certificate of occupancy shall expire six years from the date of its issuance)".

Date of Hearing: November 3, 2016

Time of Hearing: 10:40

Zone Case 387 of 2016

386 Lawn St

Zoning District: H, RIA-VH

Ward: 4

Council District: 3, Councilperson Bruce Kraus

Neighborhood: South Oakland

Applicant: Idris Arlette Ambunga

Owner: Idris Arlette Ambunga

Third story addition to single family dwelling.

Variance: 903.03.E.2 minimum 5ft interior side setback required
and 1ft and 3ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A
