



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

December 8, 2016

Date of Hearing: December 8, 2016

Time of Hearing: 8:50

Zone Case 334 of 2016

5517 Hays St

Zoning District: R3-L

Ward: 11

Council District: 9, Councilperson Rev Ricky Burgess

Neighborhood: East Liberty

Applicant: Reilly Paul A

Owner: Reilly Paul A

11 ducks accessory to single family dwelling.

Variance: 912.07.B(8) maximum 8 ducks permitted and 11 requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 190 of 1999, applicant's request to occupy the rear yard of an existing 2 ½ story one-family dwelling, enclosed with a 4' high, chain link fence, for raising 4 chickens and 9 ducks was denied.

Notes:

Certificate of Occupancy 78945, dated 3/23/2000, permitted occupancy "2 ½ story one family dwelling with 4' high wood fence along portion of rear property line".

Date of Hearing: December 8, 2016

Time of Hearing: 9:00

Zone Case 282 of 2016

619 Brookline Blvd

Zoning District: LNC

Ward: 19

Council District: 4, Councilperson Natalia Rudiak

Neighborhood: Brookline

Applicant: Yannone Florence

Owner: Yannone Florence

Use of property as multi-suite residential (general).

Special Exception: 911.04A.41 use as multi-suite residential (general) is a Special Exception in LNC zoning district

Variance: 911.04.A.41 one additional parking space required

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 78523, dated 1/12/00, permitted occupancy "3-story party wall structure with two dwelling units at 619 Brookline Blvd and one dwelling unit at 621 Brookline Blvd with 2-car detached garage with one outdoor parking stall".

Date of Hearing: December 8, 2016
Time of Hearing: 9:10
Zone Case 419 of 2016

111 43rd St(4307 WillowSt)

Zoning District: R1A-VH
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Applicant: Lawrence Attisano
Owner: RFDB LP

Use of existing one story structure as manufacturing and assembly (limited), wood products.

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

Multiple ZBA cases.

Notes:

Certificate of Occupancy 23840, dated 6/16/1970, permitted occupancy "1 story auto repair shop and shop for repair and storage of refrigeration equipment".

Date of Hearing: December 8, 2016
Time of Hearing: 9:20
Zone Case 350 of 2016

5440 Kipling Rd

Zoning District: R1D-L
Ward: 14
Council District: 8, Councilperson Daniel Gilman
Neighborhood: Squirrel Hill
Owner: Shriber Douglas
Applicant: Shriber Douglas

Expansion of existing garage, rooftop deck above the garage, second level detached deck, and stairway.

Variance: 903.03.B.2 minimum 5ft interior side setback required and 0ft for deck and 4ft for garage and rooftop deck requested

Variance: 912.04.B minimum 5ft rear setback required and 1ft requested (garage)

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: December 8, 2016
Time of Hearing: 9:30
Zone Case 417 of 2016

5913 Station St

Zoning District: UNC
Ward: 11
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: East Liberty
Owner: Glickman Real Estate Development
Applicant: Caveman Signs & Graphics

107 sq. ft. ground business identification sign replacing a top portion of existing sign (total 167 sq. ft.).

Variance: 919.03.M.5 (b) maximum 150 sq. ft. in sign face area permitted

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 29094, dated 9/19/1975, permitted occupancy "One pole business ID sign (5'x6'x27)".

Certificate of Occupancy dated 1986, permitted occupancy "60sq. ft. double faced business identification sign beneath existing pole sign".

Date of Hearing: December 8, 2016
Time of Hearing: 9:40
Zone Case 416 of 2016

501 Avery St

Zoning District: R1A-VH
Ward: 23
Council District: 1, Councilperson Darlene Harris
Neighborhood: East Allegheny
Applicant: Red Swing Group
Owner: Davis N Enterprises LLC

New multi-family residential building with eleven off-site parking spaces.

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

Special Exception: 914.07.G.2(a) off-site parking is a Special Exception(lots 23-S-106 & 23-S-211)

Special Exception: 916.09& 916.04
waiver of Residential Compatibility Standards: parking shall not be within 15' residential property; proposed is 3' from residential property (23-S-106)

Variance: 903.03.E.2
minimum 5ft front setback required and 0ft requested

minimum 15ft rear setback required and 0ft requested

minimum 5ft side setback required and 3ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A

Date of Hearing: December 8, 2016

Time of Hearing: 9:50

Zone Case 415 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: Gupta Properties LLC

Four new single family attached dwellings with integral parking, rooftop decks, and HVAC units at rear.

Variance: 903.03.E.2 minimum 1,200 sq. ft. lot size permitted, requested is 1,183 sq. ft. for lots 1&4, and 1,018 sq. ft. for lots 2&3

minimum 5ft front setback required and 0ft proposed

minimum 15ft rear setback required and 13ft proposed

minimum 5ft interior sides setback required and 0.6ft for HVAC, 3.1ft & 4.2ft for rooftop decks requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

N/A

Date of Hearing: December 8, 2016
Time of Hearing: 10:00
Zone Case 420 of 2016

2313 Wharton St(parcel 12-G-164-0-1, 155,160,165,178,170,168)

Zoning District: UI

Ward: 16

Council District: 3,Councilperson Bruce Kraus

Neighborhood: South Side Flats

Applicant: Edwards Communities Development Corporation

Owner: ATLASLAND AND BUILDING Corporation

Construct a multi-unit residential structure (320-340 dwelling units) with integral parking.

Special Exception: 911.02 multi-unit residential is a Special Exception in UI zoning district

Special Exception: 904.07.C.4 Special Exception for height, 5 ½ stories proposed

Special Exception: 907.02.J.5(b) 500ft building length limit in Riverfront IPOD, 536ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: December 8, 2016
Time of Hearing: 10:20
Zone Case 395 of 2016

3008-3012 Penn Ave

Zoning District: UI
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Strip District
Applicant: Indovina Associates
Owner: Esther Y Palkovitz 2005 Revocable Trust

New six story multi-family residential structure.

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

Special Exception: 904.07.C.4 Special Exception for additional stories above 4, 6 stories proposed

Special Exception: 904.07.C.5 Special Exception to increase the FAR above 4:1, 6:1 proposed

Variance: 904.07.C minimum 10ft side setback required and 0ft proposed(primary structures and rooftop decks)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

N/A

Date of Hearing: December 8, 2016
Time of Hearing: 10:30
Zone Case 423 of 2016

2330 Penn Ave

Zoning District: UI
Ward: 2
Council District: 7, Councilperson Deborah Gross
Neighborhood: Strip District
Applicant: Indovina Associates
Owner: King Richard H

Renovation and new addition to existing building for use as multi-family residential (17 units).

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

Variance: 904.04.C minimum 10ft exterior side setback required and 0ft requested

Special Exception: 904.07.C.4 maximum height above 4 stories / 60ft, 8 stories /97ft requested

Special Exception: 904.07.C.5 maximum FAR may be increased from 3:1 to 10:1 where at least 75% is used for multi-family residential, approximately 98% multi-family residential and FAR 6:1 proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 11547, dated 12/11/1957, permitted occupancy "Poultry sales and freezer".

Date of Hearing: December 8, 2016
(continued from August 18,2016)

Time of Hearing: 10:40

Zone Case 219 of 2016

7112 Penn Ave

Zoning District: R1D-L

Ward: 14

Council District: 9, Councilperson Rev Ricky Burgess

Neighborhood: Point Breeze

Owner: Church in Pittsburgh

Applicant: Church in Pittsburgh

LED sign for the existing church.

Variance: 919.03.O.3

electronic non-advertising signs are not permitted in R1D zoning district

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 81938, dated 8/30/2001, permitted occupancy "Occupy entire 2 ½ story structure for religious assembly classes and administrative offices with 31 outdoor parking stalls including two handicapped stalls".
