



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

December 15, 2016

Date of Hearing: December 15, 2016

Time of Hearing: 8:50

Zone Case 346 of 2016

1209 Palo Alto St

Zoning District: R1A-H

Ward: 22

Council District: 1, Councilperson Darlene Harris

Neighborhood: Central Northside

Applicant: Fletcher Robert JS & Heather RS

Owner: Fletcher Robert JS & Heather RS

Rooftop deck with roofing and 6ft high privacy fence above the existing garage.

Variance: 903.03.D.2 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: December 15, 2016
Time of Hearing: 9:00
Zone Case 424 of 2016

3710 Charlotte St(parcel 49-J-70,71)

Zoning District: R1A-VH
Ward: 6
Council District: 7, Councilperson Daniel Gilman
Neighborhood: Lower Lawrenceville
Applicant: ICON Development LLC
Owner: EOAN Develop LLC

Four new single family attached four story dwellings with integral parking.

Variance: 903.03.E.2 minimum 5ft front setback required and 0ft requested on 1,563sq. ft. lot and one rooftop deck, 1ft for two front decks

 minimum 15ft rear setback required and 5ft and 9ft requested(dwelling)

 minimum 5ft interior side setback required and 0ft requested(dwelling and decks)

 maximum height 3stories permitted and 4 stories requested

Variance: 926.129 lots must have at least one street frontage; request for 1,322 sq. ft. lot to have frontage on 10ft wide way

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: December 15, 2016

Time of Hearing: 9:10

Zone Case 411 of 2016

3700 Liberty Ave (parcels 12-A-91, 12-B-5)

Zoning District: R1A-H

Ward: 6

Council District: 7, Councilperson Deborah Gross

Neighborhood: Lower Lawrenceville

Applicant: Barsotti John C

Owner: Barsotti John C

Use of existing structure and use of trailer located at the adjacent lot at parcel 26-A-91 as warehouse, storage of event equipment.

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:

N/A

Notes:

Certificate of Occupancy 51893, dated 8/31/1987, permitted occupancy "Ceramic tile wholesale and retail establishment".

Date of Hearing: December 15, 2016
Time of Hearing: 9:30
Zone Case 364 of 2016

419 Catoma St

Zoning District: R1D-H
Ward: 25
Council District: 1, Councilperson Darlene Harris
Neighborhood: Fineview
Owner: Murray Gary E
Applicant: Murray Gary E

Use of property as Bed and Breakfast (limited), one guest room.

Special Exception: 911.04.A.7, A.8 use as Bed and Breakfast (limited) is a Special Exception in R1D zoning district

one additional on-site parking space required

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: December 15, 2016

Time of Hearing: 9:40

Zone Case 425 of 2016

701 N Negley Ave

Zoning District: RM-M

Ward: 11

Council District: 9, Councilperson Rev Ricky Burgess

Neighborhood: Highland Park

Applicant: Rothschild Doyno Collaborative

Owner: 701 N Negley LLC

Five new three story single family attached dwellings with one story rear attached garages, HVAC units at rear.

Variance: 903.03.C.2 minimum 3,200 sq. ft. lot size permitted and 2,400 sq. ft. requested for lots 2,3,and 4

minimum 25ft exterior side setback required and 15ft requested for lot 1 (primary structure) and 10ft(garage)

minimum 10ft interior side setback required and 0ft requested for all lots(dwelling, garages, parking pads, porches and HVAC units)

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A

Date of Hearing: December 15, 2016
Time of Hearing: 9:50
Zone Case 385 of 2016

375 N Shore Dr

Zoning District: DR-B
Ward: 22
Council District: 1, Councilperson Darlene Harris
Neighborhood: North Shore
Applicant: Kolano Design
Owner: North Shore Developers LP

426 sq. ft. and 158 sq. ft. high wall signs for Peoples Natural Gas.

Variance: 919.03.M.7(c) only the name of the building shall be mounted higher than 40ft above grade, a second business name is requested for two signs

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A

Date of Hearing: December 15, 2016

Time of Hearing: 10:10

Zone Case 421 of 2016

1678 Ballinger St

Zoning District: R1D-L

Ward: 32

Council District: 4, Councilperson Natalia Rudiak

Neighborhood: Brookline

Applicant: Wiehagen Gregory W & Brenda L

Owner: Wiehagen Gregory W & Brenda L

Front porch enclosure/addition, interior side addition, and 6ft high privacy fence for single family dwelling.

Variance: 903.03.B.2 minimum 30ft front setback required and 0ft(fence) and 6ft (addition) requested

minimum 30ft exterior side setback required and 14ft requested(addition) & 0ft(fence)

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: December 15, 2016

Time of Hearing: 10:20

Zone Case 349 of 2016

4040 Bigelow Blvd

Zoning District: R1D-VL

Ward: 4

Council District: 8, Councilperson Daniel Gilman

Neighborhood: North Oakland

Applicant: Hornack Joseph S & Carol Kowall

Owner: Hornack Joseph S & Carol Kowall

Use of property as Bed and Breakfast (limited).

Special Exception: 911.04.A.7, A.8 use as Bed and Breakfast (limited) is a Special Exception in R1D zoning district

Variance: 911.04.A.8 four automobile parking spaces required and 2 requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: December 15, 2016

Time of Hearing: 10:30

Zone Case 422 of 2016

5874 Forbes Ave

Zoning District: LNC

Ward: 14

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Squirrel Hill South

Applicant: Rose Tea Cafe

Owner: Sleisenger 1999 Trust

Building renovation for use as restaurant (general).

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

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: December 15, 2016
(continued from November 17, 2016)

Time of Hearing: 10:50

Zone Case 376 of 2016

4632 Centre Ave

Zoning District: OPR-B

Ward: 4

Council District: 8, Councilperson Daniel Gilman

Neighborhood: North Oakland

Applicant: Nathan Hart

Owner: Mitchell Dean

Building renovation for use as multi-family residential (14 units).

Special Exception: 914.07.G.2(a) 7 on-site parking spaces are required and an off-site location is requested

Special Exception: 914.10.A one on-site loading space is required
914.11.A and one loading space on off-site location is requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 28780, dated 6/23/1975, permitted occupancy "3 story building, first floor, restaurant and laundromat; upper floor, total of six units".
