



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

May 11, 201

Date of Hearing: May 11, 2017
 (continued from April 13, 2017)
Time of Hearing: 9:00
Zone Case 97 of 2017

4501 Butler St

Zoning District: LNC
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Owner: Zagas Michael L
Applicant: Morgan's Barbecue

Renovation and addition for the existing building and new accessory building with perimeter fencing and surface parking for use as restaurant.

Review: 911.03 use unlisted for the outdoor screen/entertainment

Variance: 904.02.B.2 accessory uses within LNC are limited to 25% of gross floor area of the primary use, outdoor amenity area of 7,615 sq. ft., requested for restaurant approximately 2,459 sf. ft.

Special Exception: 916.09 waiver for Residential Compatibility
 916.02.A.02 minimum 15ft rear setback required and 3ft for additions requested

916.04.B refuse receptacles shall be at least 30ft from residential districts , 23ft requested

Appearances
 For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
 N/A

Notes:

N/A

Date of Hearing: May 11, 2017
Time of Hearing: 9:10
Zone Case 167 of 2017

150-152 Robinson St

Zoning District: R1A-VH

Ward: 4

Council District: 6, Councilperson R Daniel Lavelle

Neighborhood: West Oakland

Applicant: Leung Sum T & Siu Yin

Owner: Leung Sum T & Siu Yin

One compact car parking pads at front of single family dwellings.

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

Variance: 912.04.F building separation 3ft required and 0ft
requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: May 11,2017
Time of Hearing: 9:20
Zone Case 165 of 2017

4107 Willow St

Zoning District: UI
Ward: 9
Council District: 7,Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Owner: Foundry at 41st St LP
Applicant: Design Box

One 178.5 sq. ft. additional wall business ID sign and new 6 sq. ft. address sign.

Variance: 919.03.M.6(a) maximum height 40ft permitted and 45ft requested

maximum in sign face area 80sq. ft. permitted and 178.5 sq. ft. requested (additional)

maximum letter height 4ft permitted and 5'7" requested

Variance: 919.03.G maximum 2sq. ft. sign face area for the address sign permitted and 6sq. ft. requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: May 11,2017
Time of Hearing: 9:30
Zone Case 132 of 2017

437 S Aiken Ave

Zoning District: R3-M
Ward: 8
Council District: 7,Councilperson Deborah Gross
Neighborhood: Bloomfield
Owner: Gulshan Varun & Sengupta Nandana
Applicant: Gulshan Varun & Sengupta Nandana

Continued use of structure as four dwelling units.

Variance /Review: 911.02 Review by the Zoning Board of Adjustment

Variance: 925.06.A.9 minimum 3ft interior side setback required and 0ft requested for the entrance hood

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 486 of 1978, applicant's request to change occupancy existing 3 story structure from 2 family dwelling with 4 roomers to 4 unit multiple family dwelling with 2 car detached garage 7 2 parking stalls in rear.

Notes:

Certificate of Occupancy 3937, dated 12/17/1981, permitted occupancy "Multiple family dwelling with three dwelling units and two car detached garage and outdoor parking stalls. "

Date of Hearing: May 11,2017
Time of Hearing: 9:40
Zone Case 179 of 2017

2503 Silver Oak Dr

Zoning District: R1D-L

Ward: 20

Council District: 2, Councilperson Theresa Kaail-Smith

Neighborhood: Banksville

Applicant: Missonak Michael S & Katherine E Orient

Owner: Missonak Michael S & Katherine E Orient

New one story 28'x30' rear garage and covered porch for single family dwelling.

Variance: 903.03.B.2 minimum 30ft exterior side setback required and 22ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

N/A

Date of Hearing: May 11,2017
Time of Hearing: 9:50
Zone Case 174 of 2017

1509 Smallman St

Zoning District: SP-8

Ward: 2

Council District: 7,Councilperson Deborah Gross

Neighborhood: Strip District

Applicant: RDC Star LLC

Owner: Buncher Company

Proposed four story office building with 150 surface parking spaces.

Variance: 906.02.F.2(b) request to set building 12" above flood elevation, not 18"

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

N/A

Date of Hearing: May 11,2017

Time of Hearing: 10:00

Zone Case 142 of 2017

1131 Chartiers Ave

Zoning District: R2-L

Ward: 20

Council District: 2,Councilperson Theresa Kail-Smith

Neighborhood: Crafton Heights

Applicant: Tomachesky Donna L

Owner: Tomachesky Donna L

6ft high open fence at front of single family dwelling.

Variance: 903.03.B.2 minimum 30ft front setback required and
0ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: May 11,2017
Time of Hearing: 10:10
Zone Case 183 of 2017

2032,2036 Wendover St, 5535 Hobart St

Zoning District: RM-M
Ward: 14
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Squirrel Hill
Applicant: Steven Hawkins
Owner: Covode Properties LLC

Buildings renovation to add four additional residential units with off-site parking spaces located at 5619-5621 Hobart St.

Variance: 903.03.C.2 minimum lot size per unit 1,800 sq. ft. required and 1,034 sq. ft., 1,030 sq. ft., 496 sq. ft. requested

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A

Date of Hearing: May 11,2017

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Zone Case 178 of 2017

420 52nd St

Zoning District: R1A-VH

Ward: 10

Council District: 7,Councilperson Deborah Gross

Neighborhood: Upper Lawrenceville

Applicant: Good To Be Free LLC

Owner: Purnell Mary Ellen

Two new four story single family attached dwellings with integral parking, and rooftop decks.

Variance: 903.03.E.2 minimum 1,200sq. ft. lot size permitted and 980sq. ft. and 1,114sq. ft. requested

minimum 5ft front setback required and 0ft requested

minimum 15ft rear setback required and 5ft and 10ft requested

minimum 5ft exterior side setback required and 2ft requested

minimum 5ft interior side setback required and 0ft requested

maximum height 3 stories permitted and 4 stories requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

N/A

Date of Hearing: May 11, 2017
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Zone Case 189 of 2017

Locarna Way

Zoning District: R1A-VH
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Applicant: Stella Trading LLC
Owner: Stella Trading LLC

New three story single family attached dwelling with integral parking and rooftop deck.

Variance: 903.03.E.2 minimum lot size per unit 1,800 sq. ft. required and 1,600 sq. ft. requested

minimum 5ft interior side setback required and 0ft requested(rooftop deck)

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: May 11, 2017
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Zone Case 153 of 2017

916 Middle St

Zoning District: R1A-VH

Ward: 23

Council District: 1, Councilperson Darlene Harris

Neighborhood: East Allegheny

Applicant: Zappa Christopher M

Owner: Zappa Christopher M

New one story detached garage for a single family dwelling.

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

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

N/A
