**Division of Zoning and Development Review**

**ZONING BOARD OF ADJUSTMENT HEARING AGENDA**  
December 7, 2017

<table>
<thead>
<tr>
<th><strong>Date of Hearing:</strong></th>
<th>December 7, 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Time of Hearing:</strong></td>
<td>9:10</td>
</tr>
<tr>
<td><strong>Zone Case 360 of 2017</strong></td>
<td></td>
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</tbody>
</table>

715 52\textsuperscript{nd} St

<table>
<thead>
<tr>
<th><strong>Zoning District:</strong></th>
<th>R1A-VH</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Ward:</strong></td>
<td>10</td>
</tr>
<tr>
<td><strong>Council District:</strong></td>
<td>7, Councilperson Deborah Gross</td>
</tr>
<tr>
<td><strong>Neighborhood:</strong></td>
<td>Upper Lawrenceville</td>
</tr>
<tr>
<td><strong>Applicant:</strong></td>
<td>3241 Development LLC</td>
</tr>
<tr>
<td><strong>Owner:</strong></td>
<td>3241 Development LLC</td>
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</tbody>
</table>

Lot subdivision and construction of 3 story single family dwelling with integral parking and two level decks.

**Variance:** 903.03.E.2  
minimum 1,200 sq. ft. lot size permitted and 903 sq. ft. requested

minimum 5ft interior side setback required and 0ft requested for decks

**Variance:** 925.06.C  
minimum 3ft interior side setback required and 0ft requested (dwelling)

**Past Cases and Decisions:**  
N/A

**Notes:**  
N/A

City of Pittsburgh, Department of City Planning  
200 Ross Street, Third Floor  
Pittsburgh, Pennsylvania 15219

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**Appearances**  
For Appellant:

**Objectors:**

**Observers:**
Date of Hearing: December 7, 2017
Time of Hearing: 9:20
Zone Case 366 of 2017

511 Richland Ln

Zoning District: R1D-L
Ward: 14
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Point Breeze
Owner: Zoratto Enzo M & Sueanne S
Applicant: Zoratto Enzo M & Sueanne S

One story rear addition to single family dwelling.

Variance: 903.03.B.2 minimum 5ft interior side setback required and 1'3" requested
minimum 30ft rear setback required and 16ft requested

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:**  December 7, 2017  
**Time of Hearing:**  9:30  
**Zone Case 364 of 2017**

313 Denniston St

**Zoning District:**  R1A-H  
**Ward:**  7  
**Council District:**  8, Councilperson Daniel Gilman  
**Neighborhood:**  Shadyside  
**Owner:**  Hanley Michael & Patricia  
**Applicant:**  Hanley Michael & Patricia

New 3 story single family dwelling with integral parking, front porch, third level front deck, rooftop deck at rear above first level, 6.5ft open fence at front and along the interior side, and 4ft high wall at front.

**Variance:**  903.03.D.2  
Minimum 15ft front setback required and 10ft requested (porch, deck, wall, fence)

Minimum 15ft rear setback required and 8ft requested (dwelling)

Minimum 5ft interior side setback required and 0ft requested (accessories)

**Variance:**  925.06.C  
Minimum 3ft interior side setback required and 0ft requested (dwelling)

**Appearances**
**For Appellant:**

**Objectors:**

**Observers:**

**Past Cases and Decisions:**
N/A

**Notes:**
N/A
**Date of Hearing:** December 7, 2017  
**Time of Hearing:** 9:40  
**Zone Case 365 of 2017**

210 W North Ave

**Zoning District:** R1A-VH  
**Ward:** 22  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** Central Northside  
**Applicant:** Kocur John E & Beth A  
**Owner:** Kocur John E & Beth A

New two story detached garage at rear of single family dwelling.

**Variance:** 903.03.E.2 minimum 5ft interior side setback required and 0ft requested  
**Variance:** 912.04.B minimum 2ft rear setback required and 0ft requested  
**Variance:** 912.04.E maximum height 15ft/one story permitted

**Appearances**

**For Appellant:**

**Objectors:**

**Observers:**

**Past Cases and Decisions:**

N/A

**Notes:**

N/A
**Date of Hearing:** December 7, 2017  
**Time of Hearing:** 9:50  
**Zone Case 367 of 2017**  

513 N St Clair St

**Zoning District:** R2-H  
**Ward:** 11  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** East Liberty  
**Applicant:** Jennifer Lucchino & Alfred Croce (prospective owner)  
**Owner:** Eldi Real Estate LLC

New two story single family detached dwelling with one car parking pad at rear, roofed front porch, and rear deck.

**Variance:** 903.03.D.2  
minimum 5ft interior side setback required, 3.5ft requested (parking pad, deck, porch), and 0ft (porch)

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

**Variance:** 912.04.B  
minimum 2ft rear setback required and 0ft requested (parking pad)

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**
Date of Hearing: December 7, 2017  
Time of Hearing: 10:00  
Zone Case 368 of 2017  

4 Holt St  

Zoning District: R1D-H  
Ward: 16  
Council District: 3, Councilperson Bruce Kraus  
Neighborhood: South Side Slops  
Applicant: Lingenfelter Michael  
Owner: Lingenfelter Michael  

Carport at rear of single family dwelling.  

Variance: 903.03.D.2 minimum 15ft exterior side setback required and 0ft requested  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions: N/A  
Notes: N/A
Date of Hearing: December 7, 2017  
Time of Hearing: 10:10  
Zone Case 371 of 2017

5747 Holden St  

Zoning District: R2-M  
Ward: 7  
Council District: 8, Councilperson Daniel Gilman  
Neighborhood: Shadyside  
Applicant: Anthony Uniejewski  
Owner: JLB Investment Properties LLC

Expand existing parking lot from 9 to 16 spaces.

<table>
<thead>
<tr>
<th>Variance</th>
<th>Description</th>
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<tbody>
<tr>
<td>912.04</td>
<td>required setbacks include 5ft sides and 5ft rear, proposed is 0ft sides and 1ft rear</td>
</tr>
<tr>
<td>914.06.A</td>
<td>in parking areas for 4-25 dwellings a minimum of one accessible parking space is required and 0 proposed</td>
</tr>
</tbody>
</table>

Special Exception: 916.04.B waiver for the Residential Compatibility Standards  
dumpsters shall not be located within 30ft of property zoned R2, proposed is 20ft  
916.04.C parking shall not be located within 15ft of property zoned R2, proposed is 0ft

<table>
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<tr>
<td>918.03.A</td>
<td>parking areas with more than 10 spaces must be screened on all sides at a minimum height of 42” and 80% opacity; no screening is proposed</td>
</tr>
</tbody>
</table>

Past Cases and Decisions:  
multiple ZBA hearings

Notes:  
Certificate of Occupancy 59118, dated 6/7/1991, permitted occupancy “3 story multiple dwelling with nine dwelling units and nine outdoor parking stalls”.

Appearances  
For Appellant:

Objectors:

Observers:
Date of Hearing: December 7, 2017
Time of Hearing: 10:20
Zone Case 369 of 2017

727 Ivy St

Zoning District: R2-M
Ward: 7
Council District: 8, Councilperson Daniel Gilman
Neighborhood: Shadyside
Applicant: Nathan Hart
Owner: Senko Robert & Philomena

Two story addition and new one story with rooftop deck detached garage at rear of single family dwelling.

Variance: 903.03.C.2          minimum 5ft interior side setback required and 0ft and 3.5ft requested

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** December 7, 2017  
**Time of Hearing:** 10:30  
**Zone Case 374 of 2017**

1016 McKinney Ln (parcels 18-S-1,3,4,6,7-1,7-2,10,17-D-10,13,16,17,19,18-M-18,35)

**Zoning District:** R1D-L,P  
**Ward:** 20  
**Council District:** 2, Councilperson Theresa Kail-Smith  
**Neighborhood:** Ridgemont  
**Applicant:** Clifford B Levine-Cohen & Grigsby, PC  
**Owner:** Kossman Development Company

Use of lots as forestry activities, including the harvesting of timber from a 24.88 acre site.

**Special Exception:** 911.04.A.22A use as forestry activities is a Special Exception

**Variance:** 911.04.A.22A(9) timbering on slopes greater than 405 and 25%  
911.04.A.22A(10)

**Variance:** 906.08  
**Variance:** 915.02.D tree protection and replacement required

### Appearances

**For Appellant:**

**Objectors:**

**Observers:**

### Past Cases & Decisions:

N/A

### Notes:

N/A