

Date of Hearing: November 30, 2017
Time of Hearing: 9:10
Zone Case 361 of 2017

41 Isabella St

Zoning District: DR-C
Ward: 22
Council District: 1, Councilperson Darlene Harris
Neighborhood: North Shore
Applicant: AE Works
Owner: Matthews International Corporation

Substantial improvement (renovation and addition) to existing office building.

Variance : 906.02.F.2(b)(1) request to have substantial improvement to existing structure not be required to be dry foolproof

Appeal: 906.02.J.2(d) *Alternatively*
Appeal of the Zoning Administrator's determination that structures parking below building meets the definition of a basement in the flood plain regulations

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: November 30, 2017

Time of Hearing: 9:40

Zone Case 362 of 2017

420 Grove St

Zoning District: RM-M

Ward: 5

Council District: 6, Councilperson R Daniel Lavelle

Neighborhood: Middle Hill

Applicant: Moss Architects

Owner: Guadenzia Foundation INC

New construction of 3 story structure for use as community home with parking.

Special Exception: 911.02 use as community home is a Special Exception in RM zoning district

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 245 of 2017, the applicant's request for dimensional variances from the site development standards is approved, subject to the condition of approval from the Department of Public Works for use of the right-of way for deliveries; and the applicant's request for a variance from section 911.04.A.84(c) is denied, and thus its request for a Special Exception pursuant to section 911.04.A is also denied.

Notes:

N/A

Date of Hearing: November 30, 2017

Time of Hearing: 9:50

Zone Case 359 of 2017

4642 Hatfield St

Zoning District: R1A-VH

Ward: 9

Council District: 7, Councilperson Deborah Gross

Neighborhood: Central Lawrenceville

Applicant: Cipriani Studios

Owner: Steel Town Properties M2 LLC

Lot subdivision and construction of two single family dwellings with integral parking, rooftop decks, and second level rear decks.

Variance: 903.03.E.2 minimum 1,200 sq. ft. lot size required and 1,050sq. ft. proposed for dwelling 2 and 942 sq. ft. for unit 3

minimum 5ft interior side setback required and 0ft requested (dwellings, rooftop decks)

minimum 5ft front setback required and 0ft requested (rooftop deck1)

minimum 15ft rear setback required and 10ft requested for unit 3

Variance: 912.04.B minimum 5ft rear setback required and 2.5ft requested(existing garage)

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

N/A

Date of Hearing: November 30, 2017
(continued from November 2, 2017)

Time of Hearing: 10:10

Zone Case 329 of 2017

5737 Hobart St

Zoning District: RM-M

Ward: 14

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Squirrel Hill

Owner: Kashi David & Aliza

Applicant: City Studio

16'x4' dumpster enclosure with 5ft high fence.

Variance: 903.03.C.2 minimum 25ft front setback required
and 0ft requested

minimum 10ft interior side setback
required and 3ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy
28184. Dated 11/15/1974,
permitted occupancy "Three
story multiple family dwelling
with six units".

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Zone Case 363 of 2017

1901 Meadville St

Zoning District: R1D-L

Ward: 25

Council District: 1, Councilperson Darlene Harris

Neighborhood: Fineview

Applicant: Jack Jordan

Owner: Jack David

One story porch enclosure and rear deck for single family dwelling.

Variance: 903.03.B.2

minimum 30ft front setback required
and 0ft requested

minimum 30ft exterior side setback
required and 0ft requested

minimum 5ft interior side setback
required and 0ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

