**Division of Zoning and Development Review**

**ZONING BOARD OF ADJUSTMENT HEARING AGENDA**

<table>
<thead>
<tr>
<th>Date of Hearing:</th>
<th>November 30, 2017</th>
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<tbody>
<tr>
<td>Time of Hearing:</td>
<td>9:00</td>
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<tr>
<td>Zone Case 355 of 2017</td>
<td></td>
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</tbody>
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**1212 Loraine St**

**Zoning District:** R1A-VH  
**Ward:** 22  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** Central Northside  
**Applicant:** KAG Limited III L  
**Owner:** KAG Limited III L

Five off-site parking spaces accessory to 100-04 E North Ave.

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

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

<table>
<thead>
<tr>
<th>Past Cases &amp; Decisions:</th>
<th>N/A</th>
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<td>Notes:</td>
<td>N/A</td>
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**Appearances**

For Appellant:

Objectors:

Observers:
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:
**Date of Hearing:** November 30, 2017  
**Time of Hearing:** 9:20  
**Zone Case:** 357 of 2017

- **Cliff St**  
  - **Zoning District:** P  
  - **Ward:** 3  
  - **Council District:** 6, Councilperson R Daniel Lavelle  
  - **Neighborhood:** Crawford Roberts  
  - **Owner:** Energy Innovation Center LP  
  - **Applicant:** Ken Mickinac

Install substation for the University of Pittsburgh.

**Variance:** 905.01.C  
minimum 30ft front setback required and 1.5ft and 0ft requested

minimum 20ft rear setback required and 3.5ft requested

**Variance:** 912.04.B  
minimum 5ft rear setback required and 0ft requested (fence)

**Variance:** 918.03.B.1.b  
chain link fence with slat inserts is not permitted

**Administrator Exception:** 911.02 use as utility (limited) is an Administrator Exception

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

**Objectors:**

**Observers:**
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

Appearsnces  
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 1,050 sq. 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:
Date of Hearing: November 30, 2017
Time of Hearing: 10:00
Zone Case 351 of 2017
2200 Smallman St (24-S-202,200,205)

Zoning District: UI
Ward: 2
Council District: 7, Councilperson Deborah Gross
Neighborhood: Strip District
Applicant: Desmone Associates
Owner: 225 Smallman Associates LP

New construction of seven story mixed use building with attached parking structure.

Variance: 904.07.C  maximum height 60ft/4 stories permitted
and 104ft/7 stories proposed

Special Exception: 904.07.C.5 FAR 5.1:1 proposed

Variance: 907.02.J.5(b) maximum building length 500ft permitted
and 550ft requested

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

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

**Notes:**  

**Appearances**

For Appellant:

Objectors:

Observers:
**Date of Hearing:** November 30, 2017  
**Time of Hearing:** 10:20  
**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