



A. PROJECT INFORMATION

1. APPLICATION IS: Development Project Protest Appeal

2. STAFF REVIEW DATE: 9/8/2020

3. SITE INFORMATION

Development Address: 108 KENOVA ST

Parcel ID(s)/Lot-and-Block Number(s): 0004-R-00278

Project Description: Install one car parking pad at side of two-story single unit dwelling

3. CONTACT INFORMATION

Applicant Name: David Roth

Applicant Contact (phone and email): 412-298-7187; djrarch@me.com

B. ZBA HEARING INFORMATION

Zone Case # 201 Click here to enter text. of 2020 Click here to enter text.
Date of Hearing: NOV 5, 2020 Click here to enter a date. Time of Hearing: 9:50 a.m. Click here to enter text.

Zoning Designation: R1D-H

Neighborhood: Mount Washington

Zoning Specialist: Kyla Prendergast

C. ZBA REQUESTS

Type of Request Variance: Code Section: 925.06C, 903.03.B2
Description: 3' required interior side yard setback; 1' requested

Type of Request: Choose an item. Code Section: Click here to enter text.
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Parcel ID : 0004-R-00278-0000-00
Property Address : 108 KENOVA ST
PITTSBURGH, PA 15211

Municipality : 118 18th Ward - PITTSBURGH
Owner Name : GODMOTHER PROPERTIES LLC

Data displayed on this map is for informational purposes only. It is not survey accurate and is meant to only show a representation of property lines.

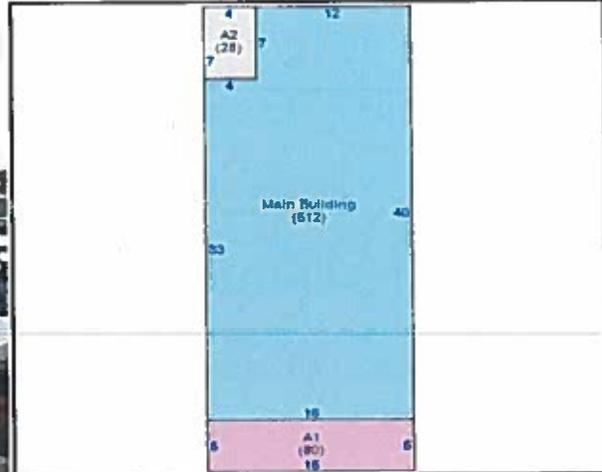
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Note: This button uses pop-ups. Please click help button for further printing instructions.

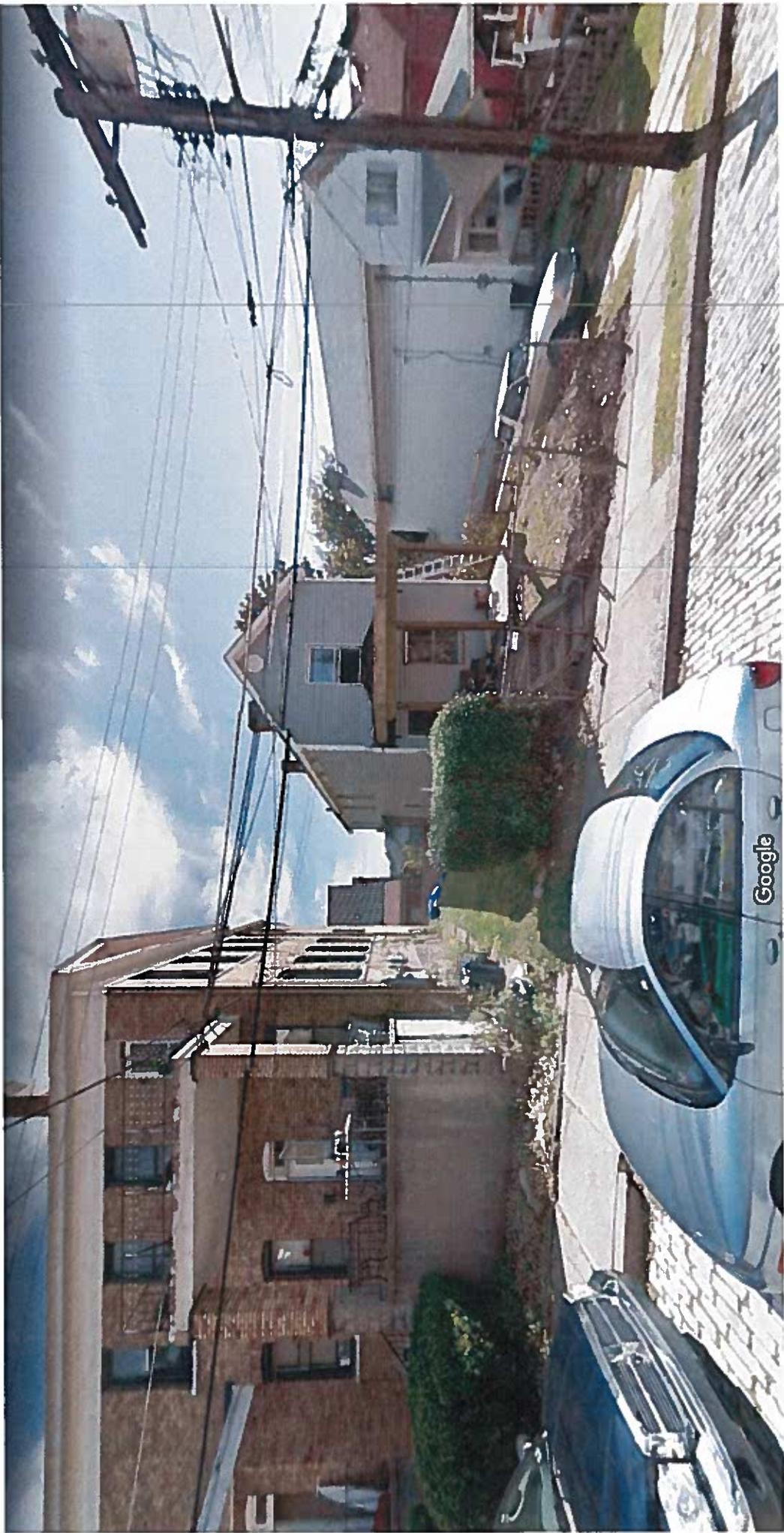


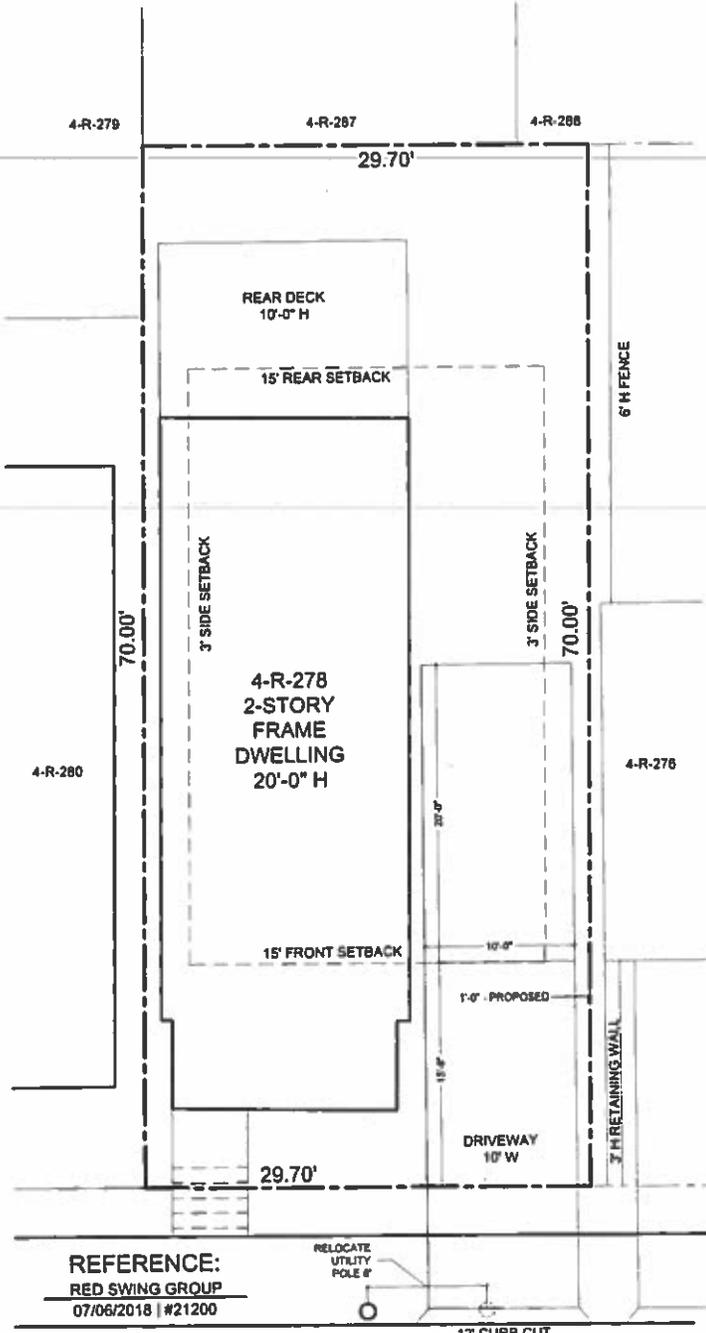
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| | | |
|---------------|--------------|-------------|
| Main Building | | 640 Sq. Ft. |
| A1 | Canopy Frame | 24 Sq. Ft. |
| A2 | Wood Deck | 228 Sq. Ft. |





REFERENCE:
 RED SWING GROUP
 07/06/2018 | #21200

KENOVA STREET - 40'



DAVID J ROTH © 2020

07-29-2020
 1/8" = 1'-0"
 DOC #1932.01
P1

PLOT PLAN

PARKING PAD
 Godmother Properties, LLC
 108 Kenova Street | Pgh, PA 15211
 DPLI #19-B-1373 | Parcel # 4-R-278

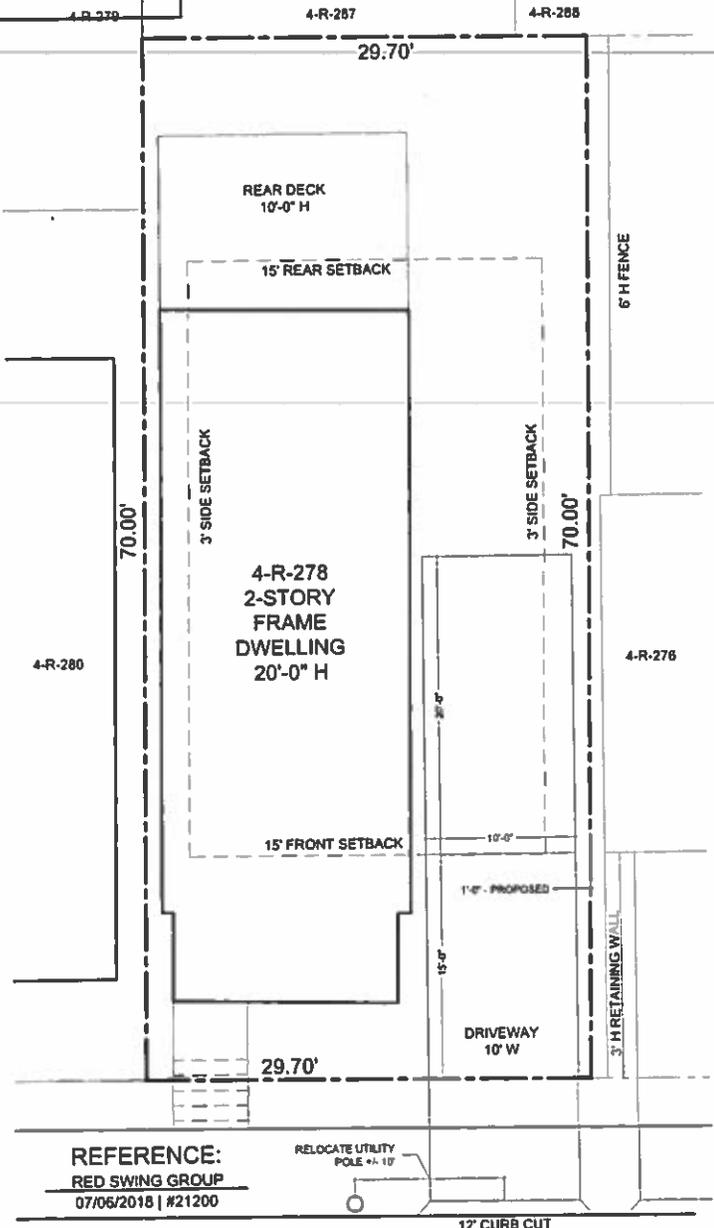
The Downtown Design Company
 David Adam Roth, AIA, LEED AP BD-C
 1536 Central Street #8 | Pittsburgh, PA 15219 | 412-266-7187
 PA 0114268 | TheDowntownDesignCompany.com | d@tdc@tdc.com

APPROVED BY ZONING
 FOR SCOPE DESCRIBED IN #DCP-ZDR-2020-07588

City of Pittsburgh
 Department of City Planning

Kyla Prandergast Date: 2020 08 08

NOTE: THIS STAMP DOES NOT CONSTITUTE THE RIGHT TO PROCEED WITH WORK. ANY REQUIRED CONSTRUCTION PERMIT(S) MUST BE OBTAINED FROM PLI, DOM, AND/OR DPW



REFERENCE:
 RED SWING GROUP
 07/06/2018 | #21200

RELOCATE UTILITY
 POLE 4'-10"

KENOVA STREET - 40'



DAVID J ROTH © 2019

| | | | |
|--|-------------------------|--|---|
| <p>07-27-2020 1/8" = 1'-0" DDC #1632.01 P1</p> | <p>PLOT PLAN</p> | <p>DRIVEWAY Godmother Properties, LLC 108 Kenova Street Pgh, PA 15211 DPL# #19-B-1373 Parcel # 4-R-278</p> | <p>The Downtown Design Company <small>David Julian Roth, AIA, LEED AP BD+C 1838 Calcutt Street #6 Pittsburgh, PA 15218 412-788-7187 PA 011496X the.downtowndesigncompany.com dproth@ddc.com</small></p> |
|--|-------------------------|--|---|



ZONING BOARD OF ADJUSTMENT

Date of Hearing: January 24, 2019
 Date of Decision: March 7, 2019

Zone Case: 38 of 2019
 Address: 108 Kenova Street
 Lot & Block: 4-R-278
 Zoning Districts: R1D-H
 Ward: 18
 Neighborhood: Mount Washington

Owner/Applicant: Godmother Properties LLC

Request: Two story front addition and rear deck for single family dwelling.

| | | |
|-----------------|------------|---|
| Variance | 903.03.D.2 | Minimum 15 ft. front setback required and 5 ft. requested Minimum 5 ft. interior side setback required and 1 ft. requested |
|-----------------|------------|---|

Appearances:

Applicant: David Roth

Findings of Fact:

1. The Subject Property is located at 108 Kenova Street in an R1D-H (Residential Single-Unit Detached) District in Mount Washington.
2. The two-story house on the property is set back 1' from the interior side property line shared with the property at 110 Kenova Street.
3. A second level front deck is located at the front of the house, with setbacks consistent with the existing house. The deck, however, is not described on a Certificate of Occupancy.
4. The Applicant proposes to demolish the front deck and to construct a 16' 8" by 6' 2" two-story addition at the front of the house,. Like the existing structures, the proposed addition would be set back 1' from the interior side property line shared with the 110 Kenova Street property. It would be set back 5' from the front property line.
5. The Subject Property slopes down significantly from one interior side property line to the other.
6. A number of nearby structures do not conform to the Code's setback requirements.

7. No parties appeared at the hearing to oppose the request.

Conclusions of Law:

1. The Applicant seeks variances from Code Section 903.03.D.2, which includes the Code's front and interior side setback requirements.

2. The proposed addition would be consistent with the context of the existing structure on the site and the unique topography of the site limits appropriate locations for an addition to the structure. The requested variances, which will allow for the front addition, will not have any significant impacts on the surrounding neighborhood.

3. Consistent with the evidence and testimony presented and the applicable legal standards governing dimensional variances, the Board concludes that approval of the requested variances is appropriate.

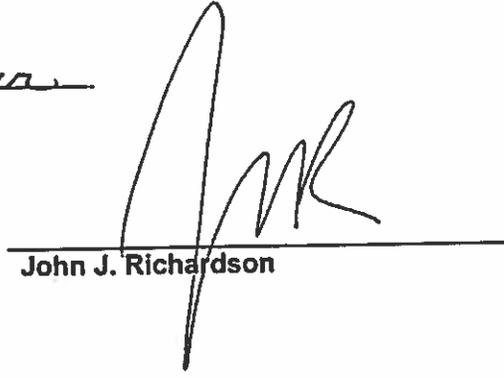
Decision: The Applicant's request for variances from Code Section 903.03.D.2 is hereby APPROVED.



LaShawn Burton-Faulk



Alice B. Mitfinger, Chair



John J. Richardson