### ZONING BOARD OF ADJUSTMENT  HEARING AGENDA

**January 11, 2018**

<table>
<thead>
<tr>
<th><strong>Date of Hearing:</strong></th>
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<td><strong>Time of Hearing:</strong></td>
<td>9:00</td>
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<tr>
<td><strong>Zone Case 8 of 2018</strong></td>
<td>1007 Portland St</td>
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</tbody>
</table>

**Zoning District:** R2-M  
**Ward:** 11  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Highland Park  
**Applicant:** City Studio  
**Owner:** Paff Wendy Scott

One story porch enclosure and deck at rear of single family dwelling.

**Variance:** 903.03.C.2  
minimum 5ft interior side setback required and 3ft requested(deck)

minimum 30ft rear setback required and 4’11” requested (dwelling)

**Variance:** 912.04.B  
minimum 5ft rear setback required and 2’9” requested(deck)

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

**Objectors:**

**Observers:**
Date of Hearing: January 11, 2018  
Time of Hearing: 9:10  
Zone Case 9 of 2018

3836 Wealth St

Zoning District: R1D-M  
Ward: 27  
Council District: 1, Councilperson Darlene Harris  
Neighborhood: Brighton Heights  
Applicant: City Studio  
Owner: Regan Stacey

Enclose portion of existing front porch.

Variance: 903.03.C.2  
minimum 30ft front setback required  
and 14’10” requested  
minimum 30ft exterior side setback  
required and 20ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions: N/A

Notes: N/A
Date of Hearing: January 11, 2018
Time of Hearing: 9:30
Zone Case 377 of 2017

603 Morgan St

Zoning District: RM-M
Ward: 5
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Middle Hill
Owner: Hilton Celestine
Applicant: Hilton Celestine

6ft high privacy fence along the Wylie Ave side, 20'x12’ rear deck, wood deck with 4ft high open fence around the existing pool, 6ft high privacy fence above the pool deck, and rear hot tub for single family dwelling.

Variance: 903.03.C.2
minimum 25ft exterior side setback required and 15ft requested
minimum 10ft interior side setback required and 5ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: January 11, 2018  
Time of Hearing: 9:40  
Zone Case 7 of 2018  
5139 Westminster Pl  
Zoning District: R1D-VL  
Ward: 7  
Council District: 8, Councilperson Daniel Gilman  
Neighborhood: Shadyside  
Applicant: Hurtt Elizabeth S  
Owner: Hurtt Elizabeth S  

Two story rear addition to single family dwelling.  

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

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions:  
N/A  
Notes:  
N/A
Date of Hearing: January 11, 2018
Time of Hearing: 9:50
Zone Case 2 of 2018

2848 Belleville St

Zoning District: R1D-M
Ward: 32
Council District: 4, Councilperson Natalia Rudiak
Neighborhood: Overbrook
Applicant: Gillenberger John H & Catherine L
Owner: Gillenberger John H & Catherine L

Use of one story garage for parking commercial vehicles for business located at 2217 Bensonia Ave.

Variance: 911.04.A.87 use of parking structure is not permitted in R1D zoning district

Past Cases and Decisions:
N/A

Notes:
Certificate of Occupancy 51462, dated 6/25/87, permitted occupancy “30’x50’ garage 15’ high for residents of dwelling located at 2805 Homeburst Ave (new structure)

Certificate of Occupancy 83797, dated 1002/2002, location 2217 Benzonia Ave, permitted occupancy “One family dwelling (52in high pool 18ft x 33ft in rear yard) with existing 4ft high chain link fence in rear yard”.

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: January 11, 2018
Time of Hearing: 10:00
Zone Case 3 of 2018
1650 Shelburne Ln

Zoning District: RP
Ward: 14
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Squirrel Hill
Applicant: RC WATT
Owner: Almario Vincente P & Evangelina A

Generator for single family dwelling.

Variance: 917.02.A maximum permitted sound level, DBA
7am to 10pm is 65,
10pm to 7am is 60, and 67 DBA requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: January 11, 2018
Time of Hearing: 10:10
Zone Case 4 of 2018

4711 Butler St

Zoning District: LNC
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Applicant: Outdoor Signs and Lighting
Owner: Geraci Robert F & Patricia A

Existing LED portion for business ID ground sign.

Variance: 919.03.O.3 electronic non-advertising signs are not permitted in LNC zoning district

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

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: January 11, 2018  
Time of Hearing: 10:20  
Zone Case 5 of 2018

2340 Fifth Ave

Zoning District: H  
Ward: 4  
Council District: 6, Councilperson R Daniel Lavelle  
Neighborhood: South Oakland  
Applicant: Outdoor Signs & Lighting  
Owner: Fields David

Existing LED portion for business ID ground sign.

Variance: 919.03.O.3  
electronic non-advertising signs are not permitted in H zoning district

Past Cases & Decisions: N/A

Notes: 
Certificate of Occupancy 73346, dated 4/18/1997, permitted occupancy "Used car lot with use of the one story building for incidental detailing and mechanical repairs of autos and office with trailer for incidental storage; and four outdoor parking stalls for employees and customers. No parking on sidewalk".
Date of Hearing:  January 11, 2018
Time of Hearing:  10:30
Zone Case 10 of 2018
7015 Mount Vernon St

Zoning District:  R2-L
Ward:  13
Council District:  9, Councilperson Rev Ricky Burgess
Neighborhood:  Homewood
Applicant:  Mike Abel(prospective owner)
Owner:  Swiantek Jeffrey

Use of structure as two family dwelling.

Variance:  903.03.B.2  minimum 3,000 sq. ft. lot size per unit permitted and 930 sq. ft. requested

Variance:  914.02  one additional parking space required

Past Cases & Decisions:  
N/A

Notes:  
N/A