A. PROJECT INFORMATION

1. APPLICATION IS: ☒ Development Project  ☐ Protest Appeal

2. STAFF REVIEW DATE: 1/5/2021

3. SITE INFORMATION

Development Address: 3891 Brighton Rd.
Parcel ID(s)/Lot-and-Block Number(s): 0114-L-00234-0000-00

Project Description: Interior and exterior renovations for change of use of 1,633 SF on first floor of existing two-story structure to Retail Sales and Services (Limited) for coffee shop and change of use of second floor to Two-Unit Residential, with six accessory parking spaces at side and rear of structure.

3. CONTACT INFORMATION

Applicant Name: Ivan Blinov
Applicant Contact (phone and email): (412) 726-1167

B. ZBA HEARING INFORMATION

Zone Case #: 46
Date of Hearing: March 11, 2021
Time of Hearing: 9:30 a.m.
Zoning Designation: LNC
Neighborhood: Brighton Heights
Zoning Specialist: Kathleen Oldrey

C. ZBA REQUESTS

Type of Request: Variance  Code Section: 914.09.A.1
Description: Parking is not permitted within 10’ of a public right-of-way in the LNC zoning district. Parking is proposed 0’ from the right-of-way.

Type of Request: Special Exception  Code Section: 916.04.C
Description: Parking is not permitted within 15’ of property zoned residential. Parking is proposed approximately 3’ from property zoned R1D-M.
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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