Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT HEARING AGENDA March 8, 2018

Date of Hearing: March 8, 2018
Time of Hearing: 9:00
Zone Case 301 of 2017

7 Nusser St

Zoning District: H
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Slops
Owner: Hussak Kyrie & Kathleen
Applicant: Kelan Walls

Build an attached single family dwelling with parking pad.

Special Exception: 911.02 single unit attached is a Special Exception in the H zoning district

Variance: 911.04.A.69(a)(1) primary structures must be located on buildable land defined as a contiguous area of the lot less than 30% in the existing slope, proposed structure is all in the existing slope

Variance: 905.02.C maximum lot disturbance is 50%, proposed is approximately 75%

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A
**Date of Hearing:** March 8, 2018  
**Time of Hearing:** 9:10  
**Zone Case 300 of 2017**

9 Nusser St

**Zoning District:** H  
**Ward:** 17  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Side Slops  
**Owner:** Blue Dog Enterprises  
**Applicant:** Kelan Walls

Build an attached single family dwelling with parking pad.

**Special Exception:** 911.02  
Single unit attached is a Special Exception in the H zoning district

**Variance:** 911.04.A.69(a)(1)  
Primary structures must be located on buildable land defined as a contiguous area of the lot less than 30% in the existing slope, proposed structure is all in the existing slope

**Variance:** 905.02.C  
Maximum lot disturbance is 50%, proposed is approximately 75%

**Appearances**

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A
Date of Hearing: March 8, 2018  
(continued from December 7, 2017)  
Time of Hearing: 9:20  
Zone Case 371 of 2017

5747 Holden St

Zoning District: R2-M  
Ward: 7  
Council District: 8  
Neighborhood: Shadyside  
Applicant: Anthony Uniejewski  
Owner: JLB Investment Properties LLC

Expand existing parking lot from 16 to 24 spaces.

Variance: 912.04 required setbacks include 5ft sides and 5ft rear, proposed is 0ft sides and 1ft rear

Variance: 914.06.A in parking areas for 4-25 dwellings a minimum of one accessible parking space is required and 0 proposed

Special Exception: Waiver of Residential Compatibility Standards

916.04.B dumpsters shall not be located within 30ft of property zoned R2, proposed is 20ft

916.04.C parking shall not be located within 15ft of property zoned R2, proposed is 0ft

Variance: 918.03.A parking areas with more than 10 spaces must be screened on all sides at a minimum height of 42" and 80% opacity; no screening is proposed

Past Cases and Decisions:  
multiple ZBA hearings

Notes:  
Certificate of Occupancy 59118, dated 6/7/1991, permitted occupancy “3 story multiple dwelling with nine dwelling units and nine outdoor parking stalls”.

Appearances  
For Appellant:

Objectors:

Observers:
**Date of Hearing:** March 8, 2018  
**Time of Hearing:** 9:30  
**Zone Case 46 of 2018**

Mintwood St/ 314 37th St

**Zoning District:** R1A-H  
**Ward:** 6  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Lower Lawrenceville  
**Owner:** Lawrenceville Properties LLC  
**Applicant:** Jared Korchok

Convert existing warehouse structure to 17 condo dwellings with integral parking and 8 car exterior parking lot, proposed street vacation of Woolslayer Way.

**Special Exception:** 921.02.A.4 change for a one nonconforming use another is a Special Exception

**Administrator Exception:** 925.06.G, 912.04 – for accessories  
minimum 15ft front setback required and 0ft requested  
minimum 5ft interior side setback required and 0ft requested

**Variance:** 914.09.F  
garage doors shall be designed at least 20ft from the sidewalk and street right-of way; proposed is less than 18ft

**Variance:** 914.10.A  
minimum 1 off-street loading space required and 0 is proposed

**Special Exception:** 916.02.A.1(c) – for rooftop additions  
minimum 15ft front setback required and 5ft requested  
minimum 15ft interior side setback required and 0ft requested

**Variance:** 918.03  
parking areas must be screened on all sides ay a minimum height of 42” and 80% opacity; proposed is no screening

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

**Objectors:**

**Observers:**

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

**Notes:**  
N/A
<table>
<thead>
<tr>
<th>Date of Hearing:</th>
<th>March 8, 2018</th>
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<tr>
<td>Time of Hearing:</td>
<td>9:50</td>
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<td>Zone Case 51 of 2018</td>
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2144 Wylie Ave

<table>
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<tr>
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<th>LNC</th>
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<td>5</td>
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<tr>
<td>Council District:</td>
<td>6, Councilperson R Daniel Lavelle</td>
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<tr>
<td>Neighborhood:</td>
<td>Middle Hill</td>
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<tr>
<td>Applicant:</td>
<td>Pieper O’Brien Herr Architects</td>
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<td>Owner:</td>
<td>Hill Community Development</td>
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Addition of outdoor patio to restaurant (limited).

| Variance: | 904.02.B.2 | accessory uses shall not exceed 25% of the gross floor area of the primary structure; 69% requested |

Appearances
For Appellant:


Objectors:


Observers:


Past Cases and Decisions: N/A

Notes: N/A
Date of Hearing: March 8, 2018
Time of Hearing: 10:00
Zone Case 50 of 2018

34 Blvd of the Allies

Zoning District: GT-D
Ward: 1
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Downtown
Applicant: Harlan Stone
Owner: Press Acquisition Corporation

Use as 59 space commercial parking (general).

Variance: 911.02 commercial parking (general) is not permitted in GT zoning district

Variance: 910.01.I.2(c ) 60% of the ground level required as Urban Open Space in the GT-D zone, 0% requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A
Notes:
N/A
**Date of Hearing:** March 8, 2018  
**Time of Hearing:** 10:10  
**Zone Case 45 of 2018**

706 Jacksonia St

**Zoning District:** R1A-VH  
**Ward:** 25  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Central Northside  
**Applicant:** Thomas Fairchild  
**Owner:** Humphries Norman Gregory

Use of first floor as retail sale and service (limited), coffee shop and an office (limited).

**Special Exception:** 921.02.A.4 change for a one nonconforming use to another is a Special Exception

**Appearances**  
For Appellant:

Objectors:

Observers:

<table>
<thead>
<tr>
<th>Past Cases and Decisions:</th>
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Date of Hearing: March 8, 2018  
Time of Hearing: 10:20  
Zone Case 47 of 2018  

2269 Noblestown Rd  

Zoning District: UNC  
Ward: 28  
Council District: 2, Councilperson Theresa Kail-Smith  
Neighborhood: Westwood  
Applicant: Caveman Signs & Graphics LLC  
Owner: SPP NET Lease Real Estate Fund II LLC  

New 143 sq. ft. business ID pole sign with LED pricing for gas station.  

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

Appearances  
For Appellant:  

Objectors:  

Observers:  

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