## Division of Zoning and Development Review

**ZONING BOARD OF ADJUSTMENT HEARING AGENDA**  March 15, 2018

<table>
<thead>
<tr>
<th>Date of Hearing:</th>
<th>March 15, 2018</th>
<th>Past Cases &amp; Decisions:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Time of Hearing:</td>
<td>9:00</td>
<td>N/A</td>
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<tr>
<td>Zone Case 48 of 2018</td>
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<td>Notes:</td>
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| 5432 Celadine St |

<table>
<thead>
<tr>
<th>Zoning District:</th>
<th>R1D-L</th>
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<tbody>
<tr>
<td>Ward:</td>
<td>10</td>
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<tr>
<td>Council District:</td>
<td>7, Councilperson Deborah Gross</td>
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<tr>
<td>Neighborhood:</td>
<td>Upper Lawrenceville</td>
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<tr>
<td>Applicant:</td>
<td>Bill Szustak</td>
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<td>Owner:</td>
<td>Thiessen Erik &amp; Roxbery Jillyn</td>
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New construction of a single family dwelling with integral parking, front parking pad, roof deck, and rear in-ground pool with fencing and retaining wall.

**Variance:** 903.03.B.2

- minimum 30ft front setback required and 2'9” requested for primary structure and parking pad
- minimum 30ft exterior side setback required and 14’5” requested for primary structure and deck
- minimum 5ft interior side setback required and 0ft requested (parking pad)

**Appearances**

<table>
<thead>
<tr>
<th>For Appellant:</th>
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<tr>
<th>Objectors:</th>
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<th>Observers:</th>
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</table>
Date of Hearing: March 15, 2018
Time of Hearing: 9:10
Zone Case 49 of 2018

3925 Butler St

Zoning District: LNC
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lower Lawrenceville
Applicant: Graphics 22 Signs INC
Owner: Cannonbutt LLC

Two 15sq. ft. canopy and one 56.6 sq. ft. projecting business ID signs.

Variance: 919.03.M.5(c) the face of signs shall not project above the canopy
maximum height 8" permitted and 9" proposed

Variance: 919.03.M.8 (d) maximum in sign face area 9sq. ft. permitted and 56.6 sq. ft. proposed

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** March 15, 2018  
**Time of Hearing:** 9:20  
**Zone Case 52 of 2018**  

136-38 S 15th St  

**Zoning District:** R1A-VH  
**Ward:** 17  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Side Flats  
**Owner:** Margittai Peter M & Michelle  
**Applicant:** Margittai Peter M & Michelle

Lots reconfiguration and construction of two story addition to existing garage structure with rooftop decks, 6ft high front wall for use as a single family dwelling.

**Variance:** 903.03.E.2  
minimum 1,200 sq. ft. lot size permitted and less requested for lot 1  
minimum 15ft rear setback permitted and 3ft (lot 1) and 0ft (lot 2 ) requested  
minimum 5ft front setback required and 0ft requested for front wall

**Variance:** 925.06.G  
minimum 3ft interior side setback required and 0ft requested for the addition

**Variance:** 912.04  
minimum 5ft rear setback required and 0ft requested (accessories)  
minimum 5ft interior side setback required and 0ft requested (accessories)

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

**Objectors:**

**Observers:**
Date of Hearing: March 15, 2018
Time of Hearing: 9:30
Zone Case 237 of 2017

614 Edmond St

Zoning District: R2-VH
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: Bloomfield
Owner: 614 Edmond St LLC
Applicant: David Roth

New four story two family dwelling with two level deck, front stairs and window well, and two car parking pad at rear.

Variance: 903.03.E.2 maximum height 3 stories permitted and 4 stories requested

minimum 5ft interior side setback required and 1ft (dwelling), 0ft and 3ft (parking) requested

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** March 15, 2018  
**Time of Hearing:** 9:40  
**Zone Case 54 of 2018**

1266 Windermere Dr

**Zoning District:** R1D-L  
**Ward:** 14  
**Council District:** 5, Councilperson Corey O’Connor  
**Neighborhood:** Swisshelm Park  
**Applicant:** Hamburger David & Iris Baron  
**Owner:** Hamburger David & Iris Baron

One story front addition.

**Variance:** 903.03.B.2 minimum 30ft front setback required and 21ft requested

**Appearances**

For Appellant:

Objectors:

Observers:
Date of Hearing: March 15, 2018  
Time of Hearing: 9:50  
Zone Case 53 of 2018

2639 Perrysville Ave

Zoning District: RM-M  
Ward: 26  
Council District: 6, Councilperson R Daniel Lavelle  
Neighborhood: Perry South  
Applicant: Smart Signs LLC  
Owner: NCSC USA Housing Development Corp

16 sq. ft. business ID pole sign for elderly housing building.

Variance: 921.03.F review of nonconforming sign  
919.03.N.2

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:  
N/A

Notes:
Certificate of Occupancy 56581, dated 6/10/1990, permitted occupancy "Eleven story high-rise for the elderly containing 80 dwelling units and 16 parking stalls including 2 handicapped stalls"
Date of Hearing: March 15, 2018  
Time of Hearing: 10:00  
Zone Case 58 of 2018  

1740 Creedmoor Ave  

Zoning District: R1D-L  
Ward: 19  
Council District: 4, Councilperson  
Neighborhood: Brookline  
Applicant: Vivian Ray  
Owner: Hill Michael R Jr  

Use of structure as child care (limited), up to six children.  

Special Exception: 911.04.A.12 use as child care (limited) is a Special Exception in R1D zoning district  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions: N/A  
Notes: N/A
Date of Hearing: February 22, 2018  
Time of Hearing: 10:10  
Zone Case 34 of 2018

600 Greentree Rd  

Zoning District: NDI  
Ward: 20  
Council District: 2, Councilperson Theresa Kail-Smith  
Neighborhood: Westwood  
Applicant: Chris Livengood  
Owner: 600 Greentree Road LLC  

New construction of 5,100 sq. ft. warehouse (general).

**Variance:** 911.02  
use as warehouse (general) is not permitted in NDI zoning district

**Variance:** 904.03.C  
minimum 20ft rear setback required and 3ft requested

**Appearances**  
For Appellant:

Objectors:

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526 4th Ave

**Zoning District:** GT-B  
**Ward:** 1  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Central Business District  
**Applicant:** Parkway Corporation  
**Owner:** Ross Hospitality Associates LP

Parking commercial (general) with approximately 67 surface parking spaces.

**Variance:** 911.02  
Use of commercial surface parking is not permitted in GT zoning district

**Past Cases & Decisions:**  
ZBA 245 of 2016, applicant’s request for extension to prior temporary variance to use a lot as surface commercial parking was approved with conditions.

**Notes:**  
N/A

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

**Objectors:**

**Observers:**
Date of Hearing: March 15, 2018  
Time of Hearing: 10:30  
Zone Case 55 of 2018

3308 Guy St  

Zoning District: R2-L  
Ward: 14  
Council District: 5, Councilperson Corey O’Connor  
Neighborhood: Squirrel Hill  
Applicant: Jared Korchok  
Owner: 3308 Guy LLC

One story rear addition.

**Variance:** 903.03.B.2  
minimum 30ft rear setback required and 2’7” requested  
minimum 5ft interior side setback required and 1’5” requested

**Appearances**  
For Appellant:

Objectors:

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