Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT HEARING AGENDA May 3, 2018

Date of Hearing: May 3, 2018
Time of Hearing: 9:00
Zone Case 97A of 2018

1708 Parkview Blvd

Zoning District: RP
Ward: 14
Council District: 5, Councilperson Corey O’Connor
Neighborhood: Squirrel Hill
Applicant: RC WATT
Owner: Sitting Michael W

New generator for a 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

Variance: 909.02.C.2(e ) minimum 5ft interior side setback
required and 2ft requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: May 3, 2018  
Time of Hearing: 9:10  
Zone Case 93 of 2018  
325 32ND St/Liberty Ave  
Zoning District: UI  
Ward: 6  
Council District: 7, Councilperson Deborah Gross  
Neighborhood: Strip District  
Applicant: David Harder  
Owner: HVIZDAK PERRY LLC  

Use of lot as construction contractor (limited) with outdoor storage of portable generators.

Variance: 904.07.C & 912.04 minimum side setbacks for accessory uses and structures is 10ft and rear setback is 5ft; proposed is 2ft street side setback (fence and generator), 4ft interior side setback (generators), and 4ft rear setback (generators)

Appearances  
For Appellant:

Objectors:

Observers:
Date of Hearing: May 3, 2018  
Time of Hearing: 9:20  
Zone Case 94 of 2018

3901 California Ave

Zoning District: NDO  
Ward: 27  
Council District: 1, Councilperson Darlene Harris  
Neighborhood: Brighton Heights  
Owner: Blumer John G  
Applicant: William Alexander

Use of lot as service station.

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

Variance: 911.04.A.65(b)  curb cut shall be located at least 60ft from the tangent points of the curb radius at any street

Variance: 916.04.B  dumpsters shall be located within 50ft of properties zoned residential

Appearances  
For Appellant:

Objectors:

Observers:
Date of Hearing: May 3, 2018  
Time of Hearing: 9:30  
Zone Case 101 of 2018

617 S Linden Ave

Zoning District: R1D-L  
Ward: 14  
Council District: 8, Councilperson Erika Strassburger  
Neighborhood: Point breeze  
Owner: Muenzer Clark S & Shaheen Dil  
Applicant: Muenzer Clark S & Shaheen Dil

One story rear addition to single family dwelling.

| Variance | 903.03.B.2 | minimum 30ft rear setback required and 17ft requested |

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

**Notes:**  
N/A

**Appearances**

For Appellant:

Objectors:

Observers:
**Date of Hearing:** May 3, 2018  
**Time of Hearing:** 9:40  
**Zone Case 102 of 2018**

707 East St (24-N-117,117-1, 117-2)

**Zoning District:** LNC  
**Ward:** 23  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** East Allegheny  
**Applicant:** Geoffrey DiBenedetto, Hart Architects  
**Owner:** East Ohio Capital LLC

Interior conversion of existing three story structure to 6 unit multi-family residential with office (limited) on first floor.

**Variance:** 914.06.A  
one van accessible space required and 0 requested

**Special Exception:** 914.07.G.2(a) off-site parking is a Special Exception

**Variance:** 914.10.A  
one loading space required and 0 requested

**Appearances**  
For Appellant:

Objectors:

Observers:

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

**Notes:**
N/A
Date of Hearing:  May 3, 2018
Time of Hearing:  9:50
Zone Case 98 of 2018

625 W Warrington Ave

Zoning District:  P
Ward:  19
Council District:  4, Councilperson
Neighborhood:  Mount Washington
Applicant:  Alsoud Fahed
Owner:  Alsoud Fahed

Use of portion of structure as grocery store (limited).

Special Exception:  921.02.A.1expansion/ change of nonconforming
921.02.A.4 use

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
Certificate of Occupancy 16-OCC-0008, dated 4/6/2016,
permitted occupancy
“Continued use of one story structure as vehicle/
equipment sales and repair (general) with 8 outdoor
parking stalls”.
**Date of Hearing:** May 3, 2018  
**Time of Hearing:** 10:20  
**Zone Case 100 of 2018**

160 Southern Ave  

**Zoning District:** R2-H  
**Ward:** 19  
**Council District:** 2, Councilperson Theresa Kail-Smith  
**Neighborhood:** Mount Washington  
**Applicant:** Trisda Group  
**Owner:** Hoffman James & Charlotte  

Change of use to multi-unit residential (9 units) in existing building.

**Variance:** 911.02  
use as multi-unit residential is not permitted in the R2 zoning district, nine units requested

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

**Objectors:**

**Observers:**