## Division of Zoning and Development Review

**ZONING BOARD OF ADJUSTMENT HEARING AGENDA**

**January 26, 2017**

| Date of Hearing: | January 26, 2017  
(continued from December 15, 2016) |
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<tbody>
<tr>
<td>Time of Hearing:</td>
<td>8:50</td>
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<tr>
<td>Zone Case 376 of 2016</td>
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4632 Centre Ave

**Zoning District:** OPR-B  
**Ward:** 4  
**Council District:** 8, Councilperson Daniel Gilman  
**Neighborhood:** North Oakland  
**Applicant:** Nathan Hart  
**Owner:** Mitchell Dean

Building renovation for use as multi-family residential (14 units).

**Special Exception:** 914.07.G.2(a) 7 on-site parking spaces are required and an off-site location is requested

**Special Exception:** 914.10.A one on-site loading space is required  
914.11.A and one loading space on off-site location is requested

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

**Objectors:**

**Observers:**

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

**Notes:**  
Certificate of Occupancy 28780, dated 6/23/1975, permitted occupancy “3 story building, first floor, restaurant and laundromat; upper floor, total of six units”.

City of Pittsburgh, Department of City Planning  
200 Ross Street, Third Floor  
Pittsburgh, Pennsylvania 15219
**Date of Hearing:** January 26, 2017  
**Time of Hearing:** 9:00  
**Zone Case 56 of 2017**

1129 Brabec St

**Zoning District:** R1A-H  
**Ward:** 24  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** Troy Hill  
**Applicant:** Matthew Kadar (prospective owner)  
**Owner:** Christ John C & Hazel V

Continued use of property as two family dwelling.

**Review:** 911.02  
use of two family is not permitted in  
R1A zoning district

**Appearances**

For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A
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<tr>
<td><strong>Time of Hearing:</strong></td>
<td>9:10</td>
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<tr>
<td><strong>Zone Case 35 of 2017</strong></td>
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<td>420 S Dallas Ave</td>
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<thead>
<tr>
<th><strong>Zoning District:</strong></th>
<th>R1D-L</th>
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<tr>
<td><strong>Ward:</strong></td>
<td>14</td>
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<td><strong>Council District:</strong></td>
<td>8, Councilperson Daniel Gilman</td>
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<td><strong>Neighborhood:</strong></td>
<td>Point Breeze</td>
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<td><strong>Applicant:</strong></td>
<td>Sherman Mark S &amp; Vera V</td>
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<tr>
<td><strong>Owner:</strong></td>
<td>Sherman Mark S &amp; Vera V</td>
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5ft high open fence at front of single family dwelling.

**Variance:** 903.03.B.2   minimum 30ft front setback required and 0ft requested

**Appearances**
For Appellant:

Objectors:

Observers:

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

**Notes:**
N/A
Date of Hearing: January 26, 2017
Time of Hearing: 9:20
Zone Case 6 of 2017

130 Augustine St

Zoning District: R1D-M
Ward: 15
Council District: 5, Councilperson Corey O’Connor
Neighborhood: Greenfield
Owner: Ohella Michele A
Applicant: Ohella Michele A

6ft high privacy fence for single family dwelling.

Variance: 903.03.C.2 minimum 30ft front setback required and 10ft requested

minimum 30ft exterior side setback required and 0ft requested

Appearsances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A
Date of Hearing: January 26, 2017
Time of Hearing: 9:30
Zone Case 3 of 2017

709 St James St

Zoning District: R2-M
Ward: 7
Council District: 8, Councilperson Daniel Gilman
Neighborhood: Shadyside
Owner: Bridget L Johnson & James G Meredith
Applicant: Bridget L Johnson & James G Meredith

8ft high garden sculpture at front of single family dwelling.

Variance: 903.03.C.2 minimum 30ft front setback required and
0ft requested

Past Cases and Decisions:
N/A

Notes:
N/A

Appearances
For Appellant:

Objectors:

Observers:
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<td>Zone Case 53 of 2017</td>
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2949 Smallman St

**Zoning District:** UI  
**Ward:** 6  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Strip District  
**Applicant:** Alan Dunn  
**Owner:** New Perspective Holdings INC

Two story addition to existing structure for office use.

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

**Special Exception:** 904.07.C.5 FAR above 3:1 in UI zoning district is a Special Exception

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

**Notes:**  

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**
Date of Hearing: January 26, 2017  
Time of Hearing: 9:50  
Zone Case 4 of 2017

623-25 Suismon St

Zoning District: R1A-VH  
Ward: 23  
Council District: 1,Councilperson Darlene Harris  
Neighborhood: East Allegheny  
Applicant: Allegheny City Historic Gallery  
Owner: Bartram Susan

Use of 1<sup>st</sup> floor as cultural service (limited).

Special Exception: 911.04.A.18 use as cultural service(limited) is a Special Exception in R1A zoning district

Past Cases and Decisions:  
ZBA 296 of 1998, Special Exception and Variance granted to change the occupancy of the first floor from a printing shop(currently vacant) to a community service facility(Senior Citizen’s Center) with two dwelling units on the second floor(one at each address) to remain.

Notes:  
Certificate of Occupancy 76634, dated 10/23/1998, permitted occupancy "Use of 1<sup>st</sup> floor as a Community Service facility (Senior Citizen Center) two dwelling units on 2<sup>nd</sup> floor to remain (one dwelling each address)".
**Date of Hearing:** January 26, 2017  
**Time of Hearing:** 10:00  
**Zone Case 5 of 2017**

2313 Jane St/Larkins Way

**Zoning District:** R1A-VH  
**Ward:** 16  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Side Flats  
**Applicant:** Richard Sunseri  
**Owner:** Costsun Group LLC

Lot subdivision and new four story single family detached dwelling with integral parking, rooftop deck, and second level deck at rear.

**Variance:** 903.03.E.2 minimum 15ft rear setback required and 10ft requested (2313 Jane St)

- minimum 5ft interior side setback required and 1ft requested (dwelling, decks)
- maximum height 3 story/40ft permitted and 4 stories requested

**Variance:** 926-10.129 at least one frontage upon a street required

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

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

**Objectors:**

**Observers:**
**Date of Hearing:** January 26, 2017  
**Time of Hearing:** 10:10  
**Zone Case 58 of 2017**

113 S Evaline St

**Zoning District:** R2-M  
**Ward:** 8  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Bloomfield  
**Protestant’s Name:** George W Starz  
**Owner:** Pittco Invests LLC

Protest Appeal from the Decision of Zoning Administrator to grant the Administrator Exception for one 10ft x 20ft one car parking pad in rear yard of 2 ½ story single family dwelling.

**Protest Appeal:** 923.02.B.1 appeal to the Zoning Board of  
923.02.D Adjustment

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

**Notes:**  
N/A

| **Appearances**  
For Appellant: |
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Date of Hearing: January 26, 2017
Time of Hearing: 10:20
Zone Case 57 of 2017

5490 Broad St

Zoning District: R2-H
Ward: 11
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Garfield
Applicant: XINGRUN REALTY LLC
Owner: XINGRUN REALTY LLC

Use of existing structure as two family dwelling.

Variance: 914.02 one additional parking space required

Past Cases & Decisions:
N/A

Notes:
N/A

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: January 26, 2017  
Time of Hearing: 10:30  
Zone Case 38 of 2017

2919 Harcum Way

Zoning District: R1A-VH  
Ward: 16  
Council District: 3, Councilperson Bruce Kraus  
Neighborhood: South Side Slops  
Applicant: Felix Robert C JR  
Owner: Felix Robert C JR

20ft x 20ft two story rear detached garage for a single family dwelling.

<table>
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<tr>
<th>Variance</th>
<th>Description</th>
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<tbody>
<tr>
<td>903.03.E.2</td>
<td>minimum 5ft interior side setback required and 0ft requested</td>
</tr>
<tr>
<td>912.04.B</td>
<td>minimum 2ft rear setback required and 0ft requested</td>
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<tr>
<td>912.04.E</td>
<td>maximum one story/15ft height permitted and two story/ft requested</td>
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Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions: N/A  
Notes: N/A
Date of Hearing: January 26, 2017
Time of Hearing: 10:40
Zone Case 42 of 2017

4805 Ellsworth Ave

Zoning District: R1D-VL
Ward: 7
Council District: 8, Councilperson Daniel Gilman
Neighborhood: Shadyside
Applicant: Everhart Craig F & Linda B
Owner: Everhart Craig F & Linda B

7' x 18' one story rear addition to single family dwelling.

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

Appearances
For Appellant:

Objectors:

Observers: