Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT  HEARING AGENDA  March 2, 2017

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<th>Date of Hearing:</th>
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<td>Time of Hearing:</td>
<td>8:50</td>
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<tr>
<td>Zone Case 99 of 2017</td>
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</tbody>
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6811 Thomas Blvd

Zoning District: R1D-L
Ward: 14
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Point Breeze
Applicant: Costello Properties LLC
Owner: Costello Properties LLC

Use of first floor as single family dwelling (total three units).

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

Past Cases & Decisions: N/A

Notes:
Certificate of Occupancy 27765, dated 6/24/74, permitted occupancy "2 ½ story two family dwelling and day nursery on first floor and minor parking area for three cars".

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: March 2, 2017
Time of Hearing: 9:00
Zone Case 23 of 2017

6936(6910) 5th Ave

Zoning District: UI
Ward: 12
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Homewood West
Applicant: Govind Enterprise LLC
Owner: Fifth Ave Car Wash LLC

LED ground sign for the retail sale and service (beer distributor).

Special Exception: 919.03.O.3 electronic non-advertising signs in UI zoning district is a Special Exception

Past Cases & Decisions:
N/A

Notes:
Certificate of Occupancy 80924, dated 3/7/2001, permitted occupancy "Two business identification signs: one double-faced illuminated pole sign 4’x8’ and one 4’x8’ illuminated wall sign".

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** March 2, 2017  
**Time of Hearing:** 9:10  
**Zone Case 92 of 2017**

1 Allegheny Ave

**Zoning District:** DR-A  
**Ward:** 21  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Chateau  
**Applicant:** Kolano Design  
**Owner:** Carnegie Institute

New wall mounted business ID signs for Carnegie Science Center (1,431 sq. ft., 295 sq. ft., and 2,371 sq. ft.).

**Variance:** 919.03.M.7(c )  
maximum sign face area permitted

- 690 sq. ft. and 1,431 sq. ft. requested (sign 1),
- 200 sq. ft. and 295 sq. ft. requested (sign 2),
- 708 sq. ft. and 2,371 sq. ft. requested (sign 3)

**Variance:** 919.01.E.6  
any roof sign or sign that extends above the roof line or parapet wall is prohibited

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**

<table>
<thead>
<tr>
<th>Past Cases and Decisions:</th>
<th>N/A</th>
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<td>Notes:</td>
<td>N/A</td>
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</table>
Date of Hearing: March 2, 2017
Time of Hearing: 9:20
Zone Case 86 of 2017

48 26th St

Zoning District: UI
Ward: 2
Council District: 7, Councilperson Deborah Gross
Neighborhood: Strip District
Owner: Three Crossing Riverfront East LP
Applicant: Shamrock Building Services INC

Two new 79.65sq. ft. wall mounted business ID signs.

Variance: 919.03.M.6(a) maximum height 40ft above grade permitted and 69.5ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A
Date of Hearing: March 2, 2017  
Time of Hearing: 9:30  
Zone Case 52 of 2017  

4913 Penn Ave  

Zoning District: LNC  
Ward: 10  
Council District: 9, Councilperson Rev Ricky Burgess  
Neighborhood: Garfield  
Owner: Allen Lauren & Pell Richard  
Applicant: Allen Lauren & Pell Richard  

Three story addition to rear of existing three story structure.  

Variance: 904.02.C maximum permitted lot coverage is 90%, proposed is 100%  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions:  
N/A  

Notes:  
Certificate of Occupancy 200601342, dated 1/20/11, permitted occupancy “Use of first floor as retail (skate board store), with incidental office on second floor, and one dwelling unit on third floor”.  

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Certificate of Occupancy 200601342, dated 1/20/11, permitted occupancy “Use of first floor as retail (skate board store), with incidental office on second floor, and one dwelling unit on third floor”.
Date of Hearing: March 2, 2017
Time of Hearing: 9:40
Zone Case 43 of 2017

36th St (49-N-300)

Zoning District: R1A-H
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lower Lawrenceville
Applicant: Machi Mark A
Owner: Machi Mark A

New four story three family dwelling with integral parking.

Variance: 911.02 three family dwelling is not permitted in R1A zoning district

Variance: 903.03.D.2 minimum 15ft front setback required and 0ft requested
minimum 15ft rear setback required and 0ft requested
minimum 5ft interior side setback required and 0ft requested
maximum height 3story permitted and four stories requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions: N/A
Notes: N/A
Date of Hearing: March 2, 2017
Time of Hearing: 9:50
Zone Case 98 of 2017

3422-3428 Forbes Ave

Zoning District: OPR-C
Ward: 4
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Central Oakland
Applicant: JMAC Architects
Owner: Murland Associates Limited Partnership

New 8 story mixed retail/office building with LEED bonus request.

Variance: 908.03.D.3(c) maximum 90% lot coverage permitted and above 90% requested

Variance: 915.04.B LEED bonus may not be granted where residential compatibility standards apply

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: March 2, 2017
Time of Hearing: 10:00
Zone Case 27 of 2017

537 Francis St

Zoning District: RM-M
Ward: 5
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Middle Hill
Owner: Germany Garl
Applicant: Germany Garl

Use of two story structure as three family dwelling, three on-site parking spaces at rear.

Variance: 903.03.C.2 minimum 1,800 sq. ft. lot size per unit required and 1,295 sq. ft. requested
min 10ft interior side setback required and 2ft requested(parking)

Variance: 912.04.B minimum 25ft exterior side setback required and 6ft requested

Past Cases and Decisions:
ZBA 131 of 2016, applicant’s request for use of two story structure as a three family dwelling was denied.

Notes:
Residential Building Permit 14-B-00799, dated 4/12/14, occupancy is for use of existing 2 story structure as two family dwelling.

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: March 2, 2017  
Time of Hearing: 10:10  
Zone Case 29 of 2017

1166 Itin St

Zoning District: R1D-M
Ward: 24
Council District: 1, Councilperson Darlene Harris
Neighborhood: Spring Hill-City View
Applicant: Thompson Wayne
Owner: Thompson Wayne

Existing porch at front of two family dwelling.

Variance: 903.03.C.2 minimum 30ft front setback required
minimum 5ft interior side setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: March 2, 2017  
Time of Hearing: 10:20  
Zone Case 44 of 2017  

436 Seventh Ave  

Zoning District: GT-B  
Ward: 2  
Council District: 6, Councilperson R Daniel Lavelle  
Neighborhood: Central Business District  
Applicant: Accell Sign Group INC  
Owner: Koppers Lender Associates LP  

9 sq. ft. projecting sign.  

Variance: 919.03.M.8(b) sign shall contain no more than two sign faces, three proposed  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases & Decisions: N/A  
Notes: N/A
Date of Hearing: March 2, 2017
Time of Hearing: 10:30
Zone Case 101 of 2017

2417 E Carson St

Zoning District: LNC
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Property Acquisitions LLC
Owner: Veterans Leadership Program of Western PA INC

New one-story fast food restaurant with separate curb cut for drive through exit.

Variance: 911.04.A.55 fast food restaurant not permitted in LNC zoning district

Special Exception: 913.03.F drive through use in LNC zoning district is a Special Exception

Variance: 913.03.F drive through in LNC zoning district shall not have additional curb cut in pedestrian right of way

Variance: 922.04.E.3.c drive through in LNC zoning district shall be clearly incidental to primary use
all primary structures shall provide a prominent and highly visible doorway

Appearances
For Appellant:

Objectors:

Observers:
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Zone Case 89 of 2017

2124 Penn Ave

Zoning District: UI
Ward: 2
Council District: 7, Councilperson Deborah Gross
Neighborhood: Strip District
Applicant: Deeplocal
Owner: Perrotte Family Revocable Living

Use of 6,900 sq. ft. of fifth floor as an office (limited) with off-site parking spaces.

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

Appearances
For Appellant:

Objectors:

Observers: