**Division of Zoning and Development Review**

**ZONING BOARD OF ADJUSTMENT**

**HEARING AGENDA**

February 16, 2017

<table>
<thead>
<tr>
<th>Date of Hearing:</th>
<th>February 16, 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Time of Hearing:</td>
<td>8:50</td>
</tr>
<tr>
<td>Zone Case 81 of 2017</td>
<td>524 Thropp St</td>
</tr>
</tbody>
</table>

**Zoning District:** R1A-VH  
**Ward:** 23  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** East Allegheny  
**Applicant:** Brady Stephen M  
**Owner:** Brady Stephen M

Use of 1 ½ story structure for parking of vehicles for 920 Cedar Ave.

**Variance:** 912.01.D  
Accessory uses shall be located on the same zoning lot as the primary structure

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

**Notes:**  
Certificate of Occupancy 200503036, dated 2/15/2006, permitted occupancy “1 ½ story limited vehicle repair facility with accessory parking lot at 526 Thropp St”.

**Appearances**

For Appellant:

**Objectors:**

**Observers:**
Date of Hearing: February 16, 2017
Time of Hearing: 9:00
Zone Case 79 of 2017

515,517,519,521 W Jefferson St

Zoning District: R1A-VH
Ward: 25
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Northside
Applicant: Smallwood Debra
Owner: Smallwood Debra

Four new 3½ story single family attached dwellings with integral parking, rear decks, and rooftop decks.

Variance: 903.03.E.2  
mínimum 5ft front setback required and 2ft requested

minimum 5ft interior side setback required and 0ft requested

maximum height 3 story permitted and 3½ story requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: February 16, 2017
Time of Hearing: 9:10
Zone Case 80 of 2017

241 W Sycamore St

Zoning District: R2-H
Ward: 19
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Mount Washington
Applicant: JLB Retasa Multi LLC
Owner: JLB Retacsa Multi LLC

Five off-site parking spaces accessory to multi-family structure located at 300 W Sycamore St.

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

Variance: 903.03.D.2 minimum 15ft front setback required and 0ft requested

minimum 15ft exterior side setback required and 7ft requested

Variance: 912.04.B minimum 5ft rear setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:
<table>
<thead>
<tr>
<th>Date of Hearing:</th>
<th>February 16, 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Time of Hearing:</td>
<td>9:20</td>
</tr>
<tr>
<td>Zone Case 19 of 2017</td>
<td></td>
</tr>
</tbody>
</table>

6216 Huntress St

**Zoning District:** R1A-H  
**Ward:** 11  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** East Liberty  
**Owner:** Acierno Stephen  
**Applicant:** Acierno Stephen

One story front addition to existing garage.

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

**Appearances**

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A
**Date of Hearing:** February 16, 2017  
**Time of Hearing:** 9:30  
**Zone Case 82 of 2017**  

1811 Penn Ave  

**Zoning District:** LNC  
**Ward:** 29  
**Council District:** 4, Councilperson Natalia Rudiak  
**Neighborhood:** Carrick  
**Owner:** City of Pittsburgh  
**Applicant:** Carnegie Library of Pittsburgh  

New construction of one story building for use as public library (general).  

**Variance:** 904.02.C minimum 20ft rear setback required and 2ft requested  
**Variance:** 914.02.A minimum 6 parking spaces required and 0 proposed  

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

**Objectors:**  

**Observers:**
**Date of Hearing:** February 16, 2017  
**Time of Hearing:** 9:40  
**Zone Case 84 of 2017**

318 Miller St, parcels 2-D-390,309,306

**Zoning District:** RM-M  
**Ward:** 3  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Crawford-Roberts  
**Applicant:** Moore Design Associates  
**Owner:** Miller Street LP

New construction of 5 story 36 unit multi-family dwelling with integral parking and 13 off-site parking spaces to be located at 335 Miller St.

**Variance:** 915.02.A.1.e maximum retaining wall height 10ft permitted and 27ft requested  
**Special Exception:** 914.07.G.2(a) off-site parking is a Special Exception  
**Variance:** 912.01.D accessory uses shall be on the same zoning lot and in the same zoning district as the primary use, use of parking without a primary use requested for lot 2-D-372 (the off-site parking area)

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

**Objectors:**

**Observers:**

**Past Cases and Decisions:**
ZBA 321 of 2015, applicant’s request for 5 story 36 unit multi-family dwelling with integral parking was approved.

**Notes:**
N/A
Date of Hearing: February 16, 2017
Time of Hearing: 9:50
Zone Case 20 of 2017

4747 Wallingford St

Zoning District: R1D-VL
Ward: 7
Council District: 8, Councilperson Daniel Gilman
Neighborhood: Shadyside
Applicant: Taube Philip J & Randi M
Owner: Taube Philip J & Randi M

7’x7’ hot tub and a deck at rear of single family dwelling.

Variance: 903.03.A.2 minimum 5ft interior side setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: February 16, 2017  
Time of Hearing: 10:00  
Zone Case 87 of 2017  

318 Bigbee St  

Zoning District: R1D-H  
Ward: 18  
Council District: 3, Councilperson Bruce Kraus  
Neighborhood: Mount Washington  
Applicant: Matz Gary F & Marguerite D  
Owner: Matz Gary F & Marguerite D  

Existing front porch enclosure, third story addition, rooftop deck, and two car parking pad at rear of single family dwelling.  

Variance: 903.03.D.2 minimum 15ft front setback required and 14ft requested  
minimum 5ft interior side setback required and 2.5ft requested  

Appearances  
For Appellant:  

Objectors:  

Observers:
Date of Hearing: February 16, 2017
Time of Hearing: 10:20
Zone Case 398 of 2016

711 S Negley Ave

Zoning District: RM-M
Ward: 7
Council District: 8, Councilperson Daniel Gilman
Neighborhood: Shadyside
Applicant: Bridging the Gap Development LLC
Owner: Bridging the Gap Development LLC

New four story multi-family residential with 4 units and integral parking.

Variance: 903.03.C.2    minimum 25ft rear setback required and 0ft requested
                       minimum 10ft side setback required and 3ft requested

Past Cases & Decisions: N/A

Notes:
Certificate of Occupancy 29510, dated 12/17/1975, permitted occupancy “2 ½ story multiple family dwelling with three units and two car detached garage”.

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: February 16, 2017  
Time of Hearing: 10:30  
Zone Case 59 of 2017  

501,503,505 Haverhill St/500 Sickles St  

Zoning District: RM-M  
Ward: 13  
Council District: 9, Councilperson Rev Ricky Burgess  
Neighborhood: East Hills  
Applicant: Kemp Bradley D & Julia  
Owner: Kemp Bradley D & Julia  

Five chickens and four miniature goats accessory to a single family dwelling located at 500 Sickles St.  

Variance: 912.07.B(17) the keeping of chickens and goats shall be permitted only where there is an occupied residence  

Variance: 912.07.B(14) only two goats allowed  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases & Decisions: N/A  
Notes: N/A
**Date of Hearing:**  February 16, 2017  
(continued from January 19, 2017)  
**Time of Hearing:**  10:40  
**Zone Case 41 of 2017**  

420 Blvd of the Allies  

**Zoning District:**  GT-C  
**Ward:**  1  
**Council District:**  6, Councilperson R Daniel Lavelle  
**Neighborhood:**  Central Business District  
**Applicant:**  Tri-State Signs & Reprographics  
**Owner:**  420 Allies LLC  

500 sq. ft. real estate sign.  

**Variance:**  919.03.F  
maximum 12sq.ft. in sign face area permitted and 500sq. ft. requested  

**Appearances**  
For Appellant:  

Objectors:  

Observers: