Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT HEARING AGENDA June 15, 2017

Date of Hearing: June 15, 2017
Time of Hearing: 8:50
Zone Case 212 of 2017

3570 Brighton Rd

Zoning District: R1D-M
Ward: 27
Council District: 1, Councilperson Darlene Harris
Neighborhood: Brighton Heights
Applicant: Tiaka Wilson
Owner: Allen Milton & Jerry Ann

Use of structure as personal care residence (large).

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 200600814, dated 5/3/2006, permitted occupancy "2 ½ story personal care residence with 15 clients and one non-client employee with a two car detached garage in rear (increasing clients from 11 to 15".

Certificate of Occupancy OCC11-00911, dated 5/25/2011, permitted occupancy "Use of 2 ½ story structure as multi-suite residential serving 14 children ages 8 to 18 years with 2 to 4 managers operating 24 hours 7 days a week".

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: June 15, 2017
Time of Hearing: 9:00
Zone Case 219 of 2017

1600 Smallman St

Zoning District: UI
Ward: 2
Council District: 7, Councilperson Deborah Gross
Neighborhood: Strip District
Applicant: Smallman Holdings LLC
Owner: Keicher Bros Enterprises

Proposed renovation of building for retail and office (general) use.

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

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: June 15, 2017
Time of Hearing: 9:10
Zone Case 215 of 2017

5224 Duncan St

Zoning District: RIA-VH
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Upper Lawrenceville
Applicant: R Kyndall Development LP
Owner: R Kyndall Properties LP

New single family attached dwelling with integral parking.

Variance: 925.06.C minimum 3ft interior side setback required and 0ft requested

Past Cases and Decisions:
N/A

Notes:
N/A

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: June 15, 2017  
Time of Hearing: 9:30  
Zone Case 225 of 2017

6701 Frankstown Ave

Zoning District: UI  
Ward: 12  
Council District: 9, Councilperson Rev Ricky Burgess  
Neighborhood: Homewood West  
Owner: SG II Realty Shell LLC  
Applicant: Accel Sign Group, INC

Sign alteration of existing pole sign with LED pricing on westerly corner of lot of one story service station.

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

Appearances  
For Appellant:

Objectors: 

Observers: 

Past Cases and Decisions:  
N/A  

Notes:  
Certificate of Occupancy 80425, dated 4/12/2000, permitted occupancy “One double-faced illuminated pole sign (business identification) 17’x7’ (119 sq. ft.”. 

Certificate of Occupancy 80425, dated 4/12/2000, permitted occupancy “One double-faced illuminated pole sign (business identification) 17’x7’ (119 sq. ft.”. 
**Date of Hearing:** June 15, 2017  
**Time of Hearing:** 9:40  
**Zone Case 217 of 2017**

5318-5320 Holmes St

**Zoning District:** R1A-VH  
**Ward:** 10  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Upper Lawrenceville  
**Applicant:** Joseph Casey  
**Owner:** Ancora Property Solutions INC  

Lot subdivision, construction two new 4 story single family attached dwellings with integral parking, rear decks, and rooftop decks.

| **Variance** | 903.03.E.2 | minimum 5ft interior side setback required and 0ft and 2ft requested for accessories  
maximum height 40ft/3 stories permitted and 37ft/4 stories requested  

| **Variance** | 925.06.C | minimum 3ft interior side setback required and 0ft and 2ft requested for primary structures  

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

**Objectors:**

**Observers:**
Date of Hearing: June 15, 2017  
Time of Hearing: 9:50  
Zone Case 209 of 2017  

3300 Penn Ave (25-D-104,106,107,108)  

Zoning District: UI  
Ward: 6  
Council District: 7, Councilperson Deborah Gross  
Neighborhood: Lawrenceville  
Applicant: Jeff Davis  
Owner: URA of Pittsburgh  

New construction of a 3 story structure for use as retail limited (ground level) and multi-unit residential (upper story) with integral parking and relocation of existing advertising sign.  

Variance: 904.07.C minimum 10ft interior side setback required and 0ft requested  

Special Exception: 911.04.A.85 use as multi-unit residential is a Special Exception in UI zoning district  

Special Exception: 921.03.E relocation of an existing non-conforming sign from 25-D-101 to the project site  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions:  
N/A  

Notes:  
N/A
Date of Hearing: June 15, 2017
Time of Hearing: 10:00
Zone Case 210 of 2017

3400 Penn Ave

Zoning District: UI
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lawrenceville
Applicant: Jeff Davis
Owner: Lawrenceville Corporation

New construction of a 3-story structure for use as retail limited (ground level) and multi-unit residential (upper story) with integral parking and relocation of existing advertising sign.

Variance: 904.03.C maximum FAR 2:1 permitted and 3.2:1 requested

maximum height 45ft/3 stories permitted and 50ft/3 stories requested

Special Exception: 914.07.G.2(a) off-site parking for one space to be located with the development proposed for parcel 25-D-104

Special Exception: 921.03.E relocation of an existing non-conforming sign

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: June 15, 2017
Time of Hearing: 10:10
Zone Case 222 of 2017

1 Allegheny Ave/ 41 Isabella St

Zoning District: DR-C
Ward: 22
Council District: 1, Councilperson Darlene Harris
Neighborhood: North Shore
Applicant: AE Works
Owner: Matthews International Corporation

Off-site parking for expansion of existing office building.

Special Exception: 914.11.A.1 off-site parking or parking reduction 914.07.G.2 for 25 spaces

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  June 15, 2017  
Time of Hearing:  10:20  
Zone Case 216 of 2017  

831 Steuben St  

Zoning District:  R1A-H  
Ward:  20  
Council District:  2, Councilperson Theresa Kail-Smith  
Neighborhood:  Elliott  
Applicant:  Bowers Dennis  
Owner:  Bowers Dennis  

6ft high privacy fence at front.  

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

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases & Decisions:  
N/A  

Notes:  
N/A
Date of Hearing: June 15, 2017
Time of Hearing: 10:30
Zone Case 201 of 2017

1133 Marshall Ave

Zoning District: R1D-M
Ward: 27
Council District: 1, Councilperson Darlene Harris
Neighborhood: Marshall-Shadeland
Applicant: Calhoon Scott Patrick
Owner: Calhoon Scott Patrick

Existing 6ft high privacy fence for a single family dwelling.

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A
Notes:
N/A
**Date of Hearing:** June 15, 2017  
**Time of Hearing:** 10:40  
**Zone Case 211 of 2017**

176 43rd St

**Zoning District:** R1A-VH  
**Ward:** 9  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Central Lawrenceville  
**Applicant:** Kartesz Coralie & Syllivan Lynn  
**Owner:** Kartesz Coralie & Sylvian Lynn

New three story single family attached dwelling with integral parking, rooftop deck, rear and front decks.

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

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

**Notes:**  
N/A

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**