# Zoning Board of Adjustment Hearing Agenda

**Date of Hearing:** June 29, 2017  
**Time of Hearing:** 8:50  
**Zone Case 238 of 2017**  

4327 Stanley St  

**Zoning District:** R1D-H  
**Ward:** 15  
**Council District:** 5, Councilperson Corey O’Connor  
**Neighborhood:** Greenfield  
**Applicant:** Cunningham Kellie E  
**Owner:** Cunningham Kellie E  

Replacing the existing 6ft high privacy fence.  

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

**Appearances**  
For Appellant:  

Objectors:  

Observers:
Date of Hearing: June 29, 2017
Time of Hearing: 9:00
Zone Case 237 of 2017

614 Edmond St

Zoning District: R2-VH
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: Bloomfield
Applicant: David Roth
Owner: 614 Edmond St LLC

New four story two family dwelling with front stairs and window well, two level rear decks, and two car parking pad in rear.

Variance: 903.03.E.2 minimum 5ft interior side setback required and 1.5ft requested (parking pad)

maximum height 3 stories permitted and four stories requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  June 29, 2017
Time of Hearing:  9:10
Zone Case 235 of 2017

6114 Centre Ave

Zoning District:  UNC
Ward:  7
Council District:  8, Councilperson Daniel Gilman
Neighborhood:  Shadyside
Applicant:  Advance Sign Co
Owner:  Eastside Limited Partnership III

24.28 sq. ft. canopy sign for the restaurant.

Variance:  919.03.M.5(c )  the face of sign shall not project above the canopy
shall not exceed 8” in height and 26” proposed

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  June 29, 2017  
Time of Hearing:  9:20  
Zone Case 223 of 2017

7 Pride St  

Zoning District: LNC  
Ward:  1  
Council District:  6, Councilperson R Daniel Lavelle  
Neighborhood:  Crawford- Roberts  
Owner: Boulevard Building INC  
Applicant: Boulevard Building INC

Four off-site parking spaces accessory for business located at 1425 Forbes Ave.

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

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

Appearances  
For Appellant:

Objectors:

Observers:
Date of Hearing: June 29, 2017
Time of Hearing: 9:30
Zone Case 233 of 2017

7220 Upland St

Zoning District: R2-L
Ward: 13
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Homewood North
Owner: Davis Charles A Jr
Applicant: Davis Tamia L

Use of structure as child care (general), up to 12 children.

Variance: 911.04.A.12  use as child care (general) is not permitted in R2 zoning district

Past Cases and Decisions:
N/A

Notes:
Certificate of Occupancy 14-OCC-00544, dated 12/10/2014, permitted occupancy "Use of existing two story single family dwelling as child care (limited), up to six children, hours of operation from 6am to 6pm, Monday thru Friday, age of children from 6 weeks to 10 years old".

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** June 29, 2017  
**Time of Hearing:** 9:40  
**Zone Case 221 of 2017**

511 S Murtland Ave  

**Zoning District:** R1AD-L  
**Ward:** 14  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** Central Northside  
**Applicant:** Garrison Warren M Jr & Kathleen H  
**Owner:** Garrison Warren M Jr & Kathleen H  

New carport at rear of single family dwelling.

**Variance:** 903.03.B.2  
minimum 5ft interior side setback required and 1.5ft requested

**Variance:** 912.04.B  
minimum 5ft rear setback required and 2ft requested

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**

**Past Cases and Decisions:**  
N/A  
**Notes:**  
N/A
Date of Hearing: June 29, 2017
Time of Hearing: 9:50
Zone Case 226 of 2017

342 N Sheridan Ave

Zoning District: R1A-H
Ward: 11
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: East Liberty
Applicant: Rodman Outreach Corporation
Owner: Rodman Outreach Corporation

New one story structure for use as community center (limited).

Special Exception: 911.04.A.14 use as community center is a Special Exception in R1A zoning district

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:**  June 29, 2017  
**Time of Hearing:**  10:00  
**Zone Case 234 of 2017**

<table>
<thead>
<tr>
<th>208 Bonvue St</th>
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| **Zoning District:** R1D-M  
**Ward:** 26  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** Perry North  
**Applicant:** Kimberly Ellis  
**Owner:** Washington Leila E |

Use of structure as child care (limited), up to six children.

**Special Exception:** 911.04.A.12 use of child care (limited) is a Special Exception in R1D zoning district

**Appearances**

**For Appellant:**

**Objectors:**

**Observers:**
Date of Hearing: June 29, 2017  
Time of Hearing: 10:10  
Zone Case 184 of 2017

162 15th St

Zoning District: R1A-VH  
Ward: 17  
Council District: 3, Councilperson Bruce Kraus  
Neighborhood: South Side Flats  
Applicant: Luna Fruensgaard  
Owner: St Adalberts Roman Catholic Polish Church

Renovation and new addition for use as multi-family with integral parking (16 units).

**Variance:** 911.02  
use as residential multi-family is not permitted in R1A zoning district

**Variance:** 903.03.E.2  
minimum lot size per unit is 400 sq. ft., and less is requested

**Appearances**

For Appellant:

Objectors:

Observers:

Past Cases and Decisions: N/A

Notes: N/A
**Date of Hearing:** June 29, 2017
(continued from April 27, 2017)

**Time of Hearing:** 10:20

**Zone Case 135 of 2017**

1655 Shady Ave

**Zoning District:** R2-L

**Ward:** 14

**Council District:** 5, Councilperson Corey O’Connor

**Neighborhood:** Squirrel Hill

**Applicant:** Silvija Singh

**Owner:** Reynolds Lucy

Use of first floor of the existing structure as an office (limited).

**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 54731, dated 2/17/1989, permitted occupancy “2 ½ story multiple family dwelling with three dwelling units and a two car detached garage with two outdoor parking stalls”

**Appearances**

For Appellant:

**Objectors:**

**Observers:**
**Date of Hearing:** June 29, 2017  
**Time of Hearing:** 10:30  
**Zone Case 230 of 2017**

4040 Bigelow Blvd  

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<tr>
<th>Zoning District:</th>
<th>R1D-VL</th>
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<tr>
<td>Ward:</td>
<td>4</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>North Oakland</td>
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<td><strong>Applicant:</strong></td>
<td>Hornack Joseph S &amp; Carol Kowall</td>
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<td><strong>Owner:</strong></td>
<td>Hornack Joseph S &amp; Carol Kowall</td>
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Use of structure as religious assembly (limited).

**Special Exception:** 911.04.A.53 use as religious assembly (limited) is a Special Exception in R1D zoning district

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<th><strong>Appearances</strong></th>
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Date of Hearing: June 29, 2017
Time of Hearing: 10:40
Zone Case 232 of 2017

182 Locarna Way

Zoning District: R1A-VH
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Applicant: Nelson Gary Philip
Owner: Nelson Gary Philip

New two story single family attached dwelling with integral parking and rear stairway.

Variance: 903.03.E.2 minimum 1,200 sq. ft. lot size permitted and 1,159 sq. ft. requested

minimum 5ft front setback required and 2ft requested

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

Variance: 126-10.129 at least one frontage upon a street required

Appearances
For Appellant:

Objectors:

Observers: