Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT  HEARING AGENDA

Date of Hearing:  July 13, 2017
Time of Hearing:  9:00
Zone Case 236 of 2017

5135 5th Ave

Zoning District:  RM-M
Ward:  7
Council District:  8, Councilperson Daniel Gilman
Neighborhood:  Shadyside
Protestant Name:  Daniel Kamin, Eleanor Kamin, Herman Kamin Jr, and Robert Kamin
Owner:  Hamburg David R

Protest Appeal of building permit 17-B-01731 to build new 4-story attached single family dwelling.

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

Appeances
For Appellant:

Objectors:

Observers:
Date of Hearing:  July 13, 2017  
Time of Hearing:  9:10  
Zone Case 248 of 2017  

420-424 Gold Way  

Zoning District: UI  
Ward: 5  
Council District:  6, Councilperson R Daniel Lavelle  
Neighborhood: North Oakland  
Applicant: PWCampell  
Owner: Kube Partners  

Renovation of existing structure. Addition of dwelling units, 2 currently, 14 proposed total.  

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

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions:  
N/A  
Notes:  
N/A
Date of Hearing: July 13, 2017
Time of Hearing: 9:20
Zone Case 253 of 2017

1127 Marshall Ave

Zoning District: R1D-M
Ward: 27
Council District: 1, Councilperson Darlene Harris
Neighborhood: Marshal-Shadeland
Owner: Glover Carleton A & Renee
Applicant: Glover Carleton A & Renee

Existing 6ft high privacy fence for 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:**  July 13, 2017  
**Time of Hearing:**  9:30  
**Zone Case 247 of 2017**

3608 Melwood Ave

**Zoning District:**  R2-H  
**Ward:**  6  
**Council District:**  7, Councilperson Deborah Gross  
**Neighborhood:**  Polish Hill  
**Owner:**  Sinicki Kevin A  
**Applicant:**  Siniki Kevin A

Four parking spaces accessory to single family dwelling located at 3543 Bethoven St.

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

**Appearances**

For Appellant:

**Objectors:**

**Observers:**

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

**Notes:**  
N/A
Date of Hearing:  July 13, 2017
Time of Hearing:  9:40
Zone Case 250 of 2017

4103 Davison St

Zoning District:  R1A-H
Ward:  9
Council District:  7, Councilperson Deborah Gross
Neighborhood:  Central Lawrenceville
Applicant:  Balsamico John G & Patricia
Owner:  Balsamico John G & Patricia

Use of portion of integral garage as vehicle/equipment repair (limited).

Special Exception:  921.02.A.1 change from a one nonconforming use to another is a Special Exception

Past Cases and Decisions:
N/A
Notes:

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: July 13, 2017  
Time of Hearing: 9:50  
Zone Case 254 of 2017

2700 Brownsville Rd

Zoning District: LNC, R2-L, P  
Ward: 29  
Council District: 4, Councilperson Natalia Rudiak  
Neighborhood: Carrick  
Applicant: Phil & Paul Chalmers  
Owner: Varney John J & Beverly D

Use of 1st floor as club and 2nd floor as recreation and entertainment, indoor (limited) with off-site parking.

Special Exception: 911.02 use as club(general) is a Special Exception in the LNC zoning district

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

Variance: 914.07.G.2(a).1 no off-site parking space shall be located more than 1,000ft from the primary entrance served; proposed more than 1,000ft

Variance :914.07.G.2(a).2 off-site parking shall require the same or less restrictive zoning district than the use served; proposed off-site parking is located in the R2 and P zoning districts

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions: N/A

Notes:
Certificate of Occupancy 45791, dated 14/02/85, permitted occupancy “Thrift drug store first floor; second floor printing shop”. 

Date of Hearing: July 13, 2017
Time of Hearing: 10:00
Zone Case 245 of 2017

420 Grove St

Zoning District: RM-M
Ward: 5
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Middle Hill
Applicant: Moss Architects
Owner: Guadenzia Foundation INC

New construction of 3 story structure for use as community home with parking.

**Special Exception:** 911.02.A.81 use of community home is a Special Exception in the RM zoning district

**Variance:** 903.03.C.2  minimum 25ft front setback required and 0ft requested
minimum 10ft side setback required and 0ft and 5ft requested
minimum 25ft rear setback required and 5ft requested

**Variance:** 912.04.C  minimum 10ft side setback required and 0ft requested for accessory structures

**Variance:** 918.03  parking lot shall be screened, no screening proposed

**Appearances**
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: July 13, 2017
Time of Hearing: 10:10
Zone Case 251 of 2017

1122-26 Warlo St

Zoning District: R1A-H
Ward: 21
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Manchester
Applicant: Bob Baumbach
Owner: URA of Pittsburgh

Lot subdivision, and rear three story additions to single family dwellings.

Variance: 903.03.D.2 minimum 1,800 sq. ft. lot size permitted and 1,069 sq. ft., 861 sq. ft., and 894 sq. ft. requested

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

Appearances
For Appellant:

Objectors:

Observers:
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408-410 E Ohio St

**Zoning District:** LNC  
**Ward:** 23  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** East Allegheny  
**Applicant:** Bob Baumbach  
**Owner:** Alexiades Alex and Erdeljack Katina

Lot consolidation, rear addition to existing structures, and use of upper floors as 4 residential units.

**Variance:** 904.02.C  
minimum 20ft rear setback required and 0ft requested

**Special Exception:** 916.09 waiver of Residential Compatibility Standard

**Variance:** 916.02.A.8  
minimum 20ft rear setback required and 0ft requested

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

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**

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

**Notes:**  
Certificate of Occupancy 60267, dated 5/10/1991, permitted occupancy "Use of first and second floors as a restaurant with third floor to remain vacant".
**Date of Hearing:** July 13, 2017  
**Time of Hearing:** 10:30  
**Zone Case 256 of 2017**  
229 38th St  

**Zoning District:** R1A-H  
**Ward:** 6  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Lower Lawrenceville  
**Applicant:** Dimenno Adam S & Jenna M  
**Owner:** Dimenno Adam S & Jenna M

Rear deck for single family dwelling.  

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

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**Appearances**  
For Appellant:

Objectors:

Observers:
Date of Hearing: July 13, 2017
Time of Hearing: 10:40
Zone Case 258 of 2017

7312 Idlewild St

Zoning District: R2-L
Ward: 13
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Homewood North
Applicant: 6 Degrees Community(prospective owner)
Owner: East Liberty Development INC

Use of structure as two family dwelling with one additional parking pad at rear.

Variance: 903.03.B.2 minimum lot size per unit 3,000sq. ft. required and 1,295sq. ft. requested

Appearances
For Appellant:

Objectors:

Observers: