Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT HEARING AGENDA July 20, 2017

<table>
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<tr>
<th>Date of Hearing:</th>
<th>July 20, 2017</th>
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<tbody>
<tr>
<td>Time of Hearing:</td>
<td>9:10</td>
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<td>Zone Case 239 of 2017</td>
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4154 Bigelow Blvd

**Zoning District:** R1D-VL  
**Ward:** 4  
**Council District:** 8, Councilperson Daniel Gilman  
**Neighborhood:** North Oakland  
**Applicant:** Waxman Evan L & Laura Smith  
**Owner:** Waxman Evan L & Laura Smith

One story detached garage at rear of single family dwelling.

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

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

**Appearances**  
*For Appellant:*

**Objectors:**

**Observers:**
Date of Hearing: July 20, 2017
Time of Hearing: 9:20
Zone Case 240 of 2017

1207 Spring Garden Ave

Zoning District: R1A-H
Ward: 24
Council District: 1, Councilperson Darlene Harris
Neighborhood: Spring Garden
Owner: Gestalt Property Development
Applicant: Gestalt Property Development

Use of first floor as retail sale and service (limited), and continued use of upper floor as single family dwelling.

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

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** July 20, 2017  
**Time of Hearing:** 9:30  
**Zone Case 249 of 2017**

156-58 41st St

**Zoning District:** R1A-VH  
**Ward:** 9  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Central Lawrenceville  
**Owner:** Cantor C Family Partnership LP  
**Applicant:** Cantor C Partnership LP

Use of one story structure as laboratory/office, continued use of 2 story structure as single family dwelling.

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

**Review:** 919.01.F  review of sign identifying a nonconforming use

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

**Notes:**
Certificate of Occupancy 11595, dated 2/1/58, permitted occupancy “Auto Repair Shop”.
Certificate of Occupancy 200900393, dated 2/6/2009, permitted occupancy “Continued use of 2 story single family dwelling”.

**Appearances**
For Appellant:

Objectors:

Observers:
Date of Hearing: July 20, 2017
Time of Hearing: 9:40
Zone Case 257 of 2017

5631 Phillips Ave

Zoning District: RM-M
Ward: 14
Council District: 5, Councilperson Corey O’Connor
Neighborhood: Squirrel Hill
Applicant: Phillips Ave Real Estate LLC
Owner: Phillips Ave Real Estate LLC

Two additional dwelling units to multi-family structure, 14 units total.

Variance: 903.03.C.2 minimum 1,800 sq. ft. lot size per unit required and 655 sq. ft. requested
Variance: 914.02 two additional parking spaces required
Variance: 914.10.A one on-site loading space required

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions: N/A
Notes:
Certificate of Occupancy 29708, dated 2/11/1976, permitted occupancy “3 story multiple family dwelling- 12 units”.
Date of Hearing: July 20, 2017
Time of Hearing: 9:50
Zone Case 241 of 2017

347 Stratford Ave

Zoning District: R3-M
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: Friendship
Applicant: Lowry Robert A
Owner: Lowry Robert A

Continued use of structure as three family dwelling.

Variance: 903.03.C.2 minimum 1,800 sq. ft. lot size per unit required and 1,333 sq. ft. requested

Variance: 914.02 one additional parking space required

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
ZBA 406 of 1989, appeal denied to occupy an existing 3 story structure as 4 dwelling units, appeal granted to occupy an existing 3 story structure as two dwelling units

Notes:
Certificate of Occupancy 85702, dated 10/20/2003, permitted occupancy “Three story brick, two family dwelling unit with two outdoor parking stalls”.
Date of Hearing:  July 20, 2017
Time of Hearing:  10:00
Zone Case 242 of 2017

1707 Edwards Way

Zoning District:  R1A-VH
Ward:  17
Council District:  3, Councilperson Bruce Kraus
Neighborhood:  South Side Flats
Applicant:  Joseph Grmusa
Owner:  Szala Frank A & Marquerite

Continued use of property as two family dwelling.

Variance/Review:  911.02  review of use as two family dwelling

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: July 20, 2017  
Time of Hearing: 10:10  
Zone Case 243 of 2017  

201 Homestead St  

Zoning District: R2-L  
Ward: 14  
Council District: 5, Councilperson Corey O’Connor  
Neighborhood: Swisshelm Park  
Applicant: Wasielewski Joseph W  
Owner: Wasielewski Joseph W  

Existing 6ft high privacy fence for single family dwelling.  

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

Appearances  
For Appellant:  
Objectors:  
Observers:  

Past Cases and Decisions: N/A  
Notes: N/A
Date of Hearing: July 20, 2017
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Zone Case 259 of 2017

645 Penn Ave

Zoning District: GT-C
Ward: 2
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Business District
Applicant: Pittsburgh Cultural Trust
Owner: Pittsburgh Trust for Cultural Resources

Modification of existing sign to add more LED screen within existing sign structure.

Variance: 921.03.F.2 expansion of LED portion of currently non-conforming sign, LED portion currently is approximately 91.6sq.ft., 157.32 sq. ft. proposed, all within existing sign structure

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: July 20, 2017
Time of Hearing: 10:30
Zone Case 246 of 2017

225(215) N Craig St

Zoning District: OPR-B
Ward: 4
Council District: 8, Councilperson Daniel Gilman
Neighborhood: North Oakland
Applicant: Jon Williams
Owner: Sterling Land Company

New construction of a 6 story building for use as office with ground level retail and integrated (below grade) parking.

Variance: 908.03.D.2(c) maximum FAR is 4:1, requested 4.95:1
maximum lot coverage is 90%, 90.5% is requested

Special Exception and Variance: 908.03.D.2.f additional height above 60ft and up to 85ft can be permitted, 87.75ft requested

Special Exception: 914.07.G.2 alternative access and parking plan, using Sterling I at 201 N Craig St, valet, and parking reduction

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
ZBA 172 of 2007, applicant’ request to erect a 6-story structure with retail space on 1st floor and a 2-level underground parking garage to connect with adjacent existing parking garage at Sterling Plaza I was approved with conditions.

Notes:
N/A
Date of Hearing: July 20, 2017
Time of Hearing: 10:40
Zone Case 244 of 2017

73 S 13th St

Zoning District: R1A-VH
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Weissburg Roberta J
Owner: Weissburg Roberta J

Use of first floor as single family dwelling (total 2 units).

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions: N/A
Notes:
Certificate of Occupancy 55299, dated 26/5/1989, permitted occupancy “2 ½ story structure –first floor ladies clothing store and one dwelling unit and one dwelling unit above”.

Certificate of Occupancy dated 7/23/2004, permitted occupancy “1st floor architects office including professional communication services 9:00am -6pm with one dwelling above”.