Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT HEARING AGENDA August 17, 2017

Date of Hearing: August 17, 2017
Time of Hearing: 9:00
Zone Case 283 of 2017

2695 Winchester Dr

Zoning District: RM-M
Ward: 20
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Banksville
Applicant: Marian Manor Corporation
Owner: Marian Manor Corporation

Use of 2,600 sq. ft. of 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 20003, dated 11/9/1967, permitted occupancy 'Nursing home and convent'.

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: August 17, 2017  
Time of Hearing: 9:10  
Zone Case 281 of 2017

2443 Webster Ave

Zoning District: RM-M  
Ward: 5  
Council District: 6, Councilperson R Daniel Lavelle  
Neighborhood: Middle Hill  
Applicant: City Development Consultants  
Owner: Suliman Salaheldin

New construction of 2 story mixed use structure with 4 residential units and convenient store, three on-site parking spaces.

<table>
<thead>
<tr>
<th>Variance</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>903.03.C.2</td>
<td>minimum 25ft front setback required and 0ft requested</td>
</tr>
<tr>
<td>903.03.C.2</td>
<td>minimum 25ft rear setback required and 3ft requested</td>
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<tr>
<td>903.03.C.2</td>
<td>minimum 25ft exterior side setback required and 0ft requested</td>
</tr>
<tr>
<td>903.03.C.2</td>
<td>minimum 5ft interior side setback required and 3ft requested</td>
</tr>
</tbody>
</table>

<table>
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<tr>
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<tbody>
<tr>
<td>911.04.A.60</td>
<td>use of convenient store is an Administrator's Exception in RM zoning district</td>
</tr>
</tbody>
</table>

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<th>Variance</th>
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<tr>
<td>914.10</td>
<td>one on-site loading space required</td>
</tr>
</tbody>
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<tr>
<th>Special Exception</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>916.09</td>
<td>waiver of Residential Compatibility Standard</td>
</tr>
<tr>
<td>916.04.B</td>
<td>minimum 30ft for dumpster location required and 17ft requested</td>
</tr>
</tbody>
</table>

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A
Date of Hearing: August 17, 2017
Time of Hearing: 9:20
Zone Case 282 of 2017

Second Ave (55-J-110)

Zoning District: SP-10
Ward: 15
Council District: 5, Councilperson Corey O’Connor
Neighborhood: Hazelwood
Owner: Almono LP
Applicant: Oxford Development

Surface parking lot to temporarily serve Mill Building redevelopment.

Variance: 914.02.C structured parking required above 150 spaces, 337 surface parking spaces requested

Variance: 918.02 67 trees required in parking lot landscaping, 21 provided

Variance: 909.01.Q.1(d)2(iii) 50ft setback required for parking from Signature Blvd, 20ft requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: August 17, 2017
Time of Hearing: 9:30
Zone Case 268 of 2017

1101(1111) Lincoln Ave

Zoning District: LNC
Ward: 12
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Lincoln-Lemington-Bermar
Owner: CE-Acquisitions XI LP
Applicant: Cozza Enterprises, LLC

Two HVAC units for Family Dollar store.

Variance: 917.02.B maximum 65DBA sound level permitted, and 90DBA requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: August 17, 2017  
Time of Hearing: 9:40  
Zone Case 280 of 2017

1305 Voskamp St

Zoning District: R1A-M  
Ward: 24  
Council District: 1, Councilperson Darlene Harris  
Neighborhood: Spring Garden  
Applicant: Miller Russell M  
Owner: Miller Russell M

13’x7’ deck and 8’x20’ storage shed for a single family dwelling.

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

Appearances  
For Appellant:

Objectors:

Observers:
**Date of Hearing:** August 17, 2017  
**Time of Hearing:** 9:50  
**Zone Case 272 of 2017**

148 Robinson St

**Zoning District:** R1A-VH  
**Ward:** 4  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** West Oakland  
**Applicant:** Roderick Golbert  
**Owner:** Roderick Golbert

Existing carport at front of two family dwelling.

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

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

**Notes:**  
Certificate of Occupancy 36776, dated 4/14/1980, permitted occupancy “Two family dwelling”.

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

**Objectors:**

**Observers:**
**Date of Hearing:** August 17, 2017  
**Time of Hearing:** 10:00  
**Zone Case 278 of 2017**

5854 Aylesboro Ave

**Zoning District:** R1D-VL  
**Ward:** 14  
**Council District:** 5, Councilperson Corey O'Connor  
**Neighborhood:** Squirrel Hill  
**Applicant:** Scherlis William L & Ann Gibbons  
**Owner:** Scherlis William L & Ann Gibbons

One story addition to existing garage.

**Variance:** 903.03.A.2  
minimum 10ft interior side setback required and 0ft requested

**Variance:** 912.04.B  
minimum 5ft rear setback required and 4ft requested

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**

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

**Notes:**  
N/A
Date of Hearing: August 17, 2017
Time of Hearing: 10:10
Zone Case 279 of 2017

301 Virginia Ave

Zoning District: LNC
Ward: 19
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Mt Washington
Applicant: David M Donis
Owner: Slater WM & Son INC

Add a crematory to existing funeral home.

Special Exception: 911.02 funeral home use is a Special Exception in LNC zoning district

Variance: 911.04.A.25(a) there shall be no crematory or receiving vault on the premises; a crematory is proposed

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: August 17, 2017
Time of Hearing: 10:20
Zone Case 276 of 2017

7330 Susquehanna St

Zoning District: R1A-VH
Ward: 13
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Homewood
Applicant: 7330 Susquehanna LLC
Owner: 7330 Susquehanna LLC

Use of one story structure as single family dwelling, total three family use on the property.

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: Commercial Occupancy permit 17-OCC-00561, occupancy is for: continued use of one story structure on Susquehanna St as store and two story structure as two family dwelling on Annan Way.
Date of Hearing: August 17, 2017
Time of Hearing: 10:30
Zone Case 277 of 2017

3931-3941 Perrysville Ave

Zoning District: LNC
Ward: 26
Council District: 1, Councilperson Darlene Harris
Neighborhood: Observatory Hill
Applicant: Stella a Pipitone Testamentary Residuary Trust
Owner: Stella a Pipitone Testamentary Residuary Trust

Expansion of existing office (general), additional 2,347 sq. ft. and new rear deck.

Special Exception: 911.04.A.43 use as office (general) is a Special Exception in LNC zoning district

Variance: 914.02.A additional 3 parking spaces (bike reduction) required and zero proposed

Past Cases & Decisions:
ZBA 242 of 2011, expansion of an existing office; use of 13,668 sq. ft. as office (general) was approved.

Notes:
N/A

Appearances
For Appellant:

Objectors:

Observers: