Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT HEARING AGENDA October 18, 2018

Date of Hearing: October 18, 2018
Time of Hearing: 9:00
Zone Case 246 of 2018

1619 Lowrie St

Zoning District: R1D-H
Ward: 24
Council District: 1, Councilperson Darlene Harris
Neighborhood: Troy Hill
Applicant: Troy Hill Citizens INC
Owner: Troy Hill Citizens INC

Use of first floor as retail sale and service (limited).

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:
ZBA 76 of 2016, applicant’s request for building renovation for use as an office (limited) was approved.

Notes:
Certificate of Occupancy 48596, dated 10/2/1986, permitted occupancy “Aquarium retail and one dwelling unit first floor and one dwelling unit above with incidental storage of aquariums in basement”.


City of Pittsburgh, Department of City Planning
200 Ross Street, Third Floor
Pittsburgh, Pennsylvania 15219
Date of Hearing:  October 18, 2018
Time of Hearing:  9:10
Zone Case 248  of 2018
1832 Arcena St
Zoning District:  RM-M
Ward:  3
Council District:  6, Councilperson R Daniel Lavelle
Neighborhood:  Crawfords-Roberts
Applicant:  Sanders Tyrone
Owner:  Sanders Tyrone

One story garage for single family dwelling.

Variance:  903.03.C.2  minimum 30ft front setback required
and 15ft proposed
minimum 5ft interior side setback
required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  October 18, 2018
Time of Hearing:  9:20
Zone Case 251 of 2018

841 N Lincoln Ave/840 Chapel Way

Zoning District:  R1A-H
Ward:  22
Council District:  1, Councilperson Darlene Harris
Neighborhood:  Allegheny West
Owner:  Oakglade Realty II LP
Applicant:  841 N Lincoln LLC, Greg Kobulnicky

Renovation of 2 existing buildings for use as total 8 residential units.

Variance/Review:  911.02  for use as multi-unit residential in the R1A-H zone

Special Exception:  921.02.A for occupying parts of another structure or potions of a site that (the non-conformity did not occupy)

Variance:  914.02.A  required parking for 8 residential units is 8 spaces; provided is zero car parking and 8 bike parking spaces

Variance:  914.05.D.2(a)  at least 100% of the provided bike parking for Multi-Unit Residential shall be Protected Bike Spaces

Variance:  912.04.B  rear setback adjacent to a way for accessory structures is 2FT adjacent to a way; requested is zero FT

Variance:  903.03.D.2  interior side yard setback is 5FT; proposed is zero feet for the accessory structure

Appearsnces
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 32531, dated 8/16/1977, permitted occupancy “Multiple family dwelling with 7 units and 4 car detached garage and 3 outdoor parking stalls”.
Date of Hearing:  October 18, 2018  
Time of Hearing:  9:30  
Zone Case 253 of 2018

500 37th St

Zoning District:  P  
Ward:  6  
Council District:  7, Councilperson Deborah Gross  
Neighborhood:  Lower Lawrenceville  
Owner:  37th Street Associates LLC  
Applicant:  Johnny Miller

Construct 10 townhouses into two blocks.

Variance:  911.02  
use as single unit attached residential is not a permitted use in the Parks Zone

Variance:  905.01.C  
minimum front setback on Howley Street and Clement Way is 30; 0' requested

minimum exterior side setback is 20; 0' requested

minimum interior side setback is 5; 0' requested

maximum FAR is 1:1; 1.96 requested

minimum lot area is 3,200sq. ft., 1,000sq. ft. requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: October 18, 2018
Time of Hearing: 9:40
Zone Case 262 of 2018

2832 Murray Ave

Zoning District: P
Ward: 14
Council District: 5, Councilperson Corey O’Connor
Neighborhood: Squirrel Hill
Applicant: Patrick Russell
Owner: Harco Real Estate LLC

Use of structure as a single family dwelling an office (limited), and retail sale and services (limited)/ therapeutic massages.

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 and Decisions:
N/A
Notes:
Certificate of Occupancy 38870, dated 9/14/87, permitted occupancy “Two family duplex”
Date of Hearing: October 18, 2018
(continued from September 13, 2018)
Time of Hearing: 9:50
Zone Case 210 of 2018

Guy St (parcels 88-G-301, 302, 303, 304)

Zoning District: P
Ward: 14
Council District: 5, Councilperson Corey O’Connor
Neighborhood: Squirrel Hill South
Owner: Squirrel Hill Estate LLC
Applicant: Desmone Architects

New construction of two duplexes in the Parks district.

Variance: 911.02 single family attached is not permitted in the Park district

Variance: 905.01.C front setback is 30ft; proposed is 8ft
interior side setback is 5ft; proposed is zero ft.
exterior side setback is 20 ft; proposed is 7ft 6inch

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions: N/A
Notes: N/A
Date of Hearing: October 18, 2018
Time of Hearing: 10:00
Zone Case 259 of 2018

2403 Sidney St

Zoning District: UI
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Precision Sign & Awning
Owner: RJ Equities LP

Two existing wall business ID signs.

Variance: 919.03.M.6(a) maximum 80 sq. ft. in sign face area permitted and 162.19 sq. ft. requested

Past Cases and Decisions:
N/A

Notes:
N/A

Appearances
For Appellant:

Objectors:

Observers:
Third story addition and rooftop deck for use of building as two family dwelling.

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

minimum lot size per unit 1,800 sq. ft. required and 1,135 sq. ft. requested

minimum 25ft front setback required and 5ft requested (rooftop deck)

**Variance:** 914.02  
one additional parking space required
Date of Hearing: October 18, 2018
Time of Hearing: 10:20
Zone Case 256 of 2018

5446 Guarino Rd

Zoning District: R2-L
Ward: 14
Council District: 5, Councilperson Corey O’Connor
Neighborhood: Squirrel Hill
Applicant: Chezkel Rosenfeld
Owner: Chezkel Rosenfeld

Enclose 2 story front porch.

Variance: 903.03.B.2   front setback is 30ft, requested is 21ft

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

| Appearsances
| For Appellant:
| Objectors:
| Observers:
Date of Hearing: October 18, 2018
Time of Hearing: 10:30
Zone Case 257 of 2018

4837 Blackberry Way

Zoning District: R1A-VH
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lawrenceville
Applicant: Dicesare Patrick J
Owner: Dicesare Patrick J

New 3 story single family dwelling with integral parking and rooftop deck.

**Variance: 903.03.E.2**
minimum 5ft interior side setback required and 0ft requested (rooftop deck)
minimum 5ft front setback required and 0ft requested

**Variance: 925.06.C**
minimum 3ft interior side setback required and 0ft requested (dwelling)

**Variance: 926.11-129**
at least one frontage upon a street required

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A