### Division of Zoning and Development Review

**ZONING BOARD OF ADJUSTMENT**

**HEARING AGENDA**

**December 6, 2018**

<table>
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<tr>
<th>Date of Hearing:</th>
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<td>Time of Hearing:</td>
<td>9:00</td>
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<td>Zone Case 294 of 2018</td>
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<td>124 W Elizabeth St</td>
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**Zoning District:** GI  
**Ward:** 15  
**Council District:** 5, Councilperson Corey O'Connor  
**Neighborhood:** Hazelwood  
**Applicant:** Dudles Properties  
**Owner:** Dudley Properties

Use of one story structure as additional residential unit (5 total).

**Special Exception:** 921.02.A.1 and 921.02.A.4  
**Variance:** 914.02

- **Certificate of Occupancy 66547,** dated 1/14/1994, permitted occupancy “One story structure for storage and silk screening of clothing, with incidental retail sales”.
- **Certificate of Occupancy 65133,** dated 6/10/1993, permitted occupancy “Multiple family dwelling with four dwelling units”

**Past Cases & Decisions:**

N/A

**Notes:**

- For Appellant:
- Objectors:
- Observers:
Date of Hearing: December 6, 2018
Time of Hearing: 9:10
Zone Case 282A of 2018

5352, 5354, 5356 Hillcrest Ave

Zoning District: R1D-H
Ward: 10
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Garfield
Applicant: PAFFMAN ASSOCIATES
Owner: URA of Pittsburgh

3 new 3 story single family dwellings with ADU, surface parking, rear balcony and front porch.

**Variance:** 903.03.D.2 minimum 15ft front setback required and 10ft & 14ft requested

minimum 5ft interior side setback required and 0ft requested for porch & parking

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

**Variance:** 912.04.B minimum 2ft rear setback required and 0ft requested for parking

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A
Notes:
N/A
**Date of Hearing:** December 6, 2018  
**Time of Hearing:** 9:20  
**Zone Case 284 of 2018**

602 N Euclid Ave

**Zoning District:** R2-H  
**Ward:** 11  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** East Liberty  
**Owner:** Leonard Kevin V & Campbell Kory K  
**Applicant:** Leonard Kevin V & Campbell Kory K

Existing 6ft high privacy fence for single family dwelling.

**Variance:** 903.03.D.2  
minimum 15ft front setback required  
and 1ft requested

**Appearances**

For Appellant:

Objectors:

Observers:
Date of Hearing: December 6, 2018
Time of Hearing: 9:30
Zone Case 296 of 2018

3719 Butler St

Zoning District: LNC
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lower Lawrenceville
Owner: Carter Louis LLC
Applicant: Brian West Whitman

New construction of 4 story mixed use building.

Variance: 904.02.C    maximum permitted height is 45’ (3 stories); 60’4” (4 stories) requested.
                      ZBA 144 of 2018 approved variance for 49’8” (4 stories)

Variance: 914.09.G    minimum setback for garage entry from sidewalk and public ROW is 20’; 0’
                      requested

                      minimum setback for garage entry from street intersection is 60’; 52’ requested

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:**  December 6, 2018  
**Time of Hearing:**  9:40  
**Zone Case 292 of 2018**

4012 Ewing St

**Zoning District:**  H  
**Ward:**  9  
**Council District:**  7, Councilperson Deborah Gross  
**Neighborhood:**  Lower Lawrenceville  
**Applicant:**  Scott Doty  
**Owner:**  Scott Doty

New construction of single family dwelling.

**Variance:**  905.02.C  
maximum disturbance area is 50%, 75% requested

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**  

**Past Cases and Decisions:**  
N/A  
**Notes:**  
N/A
Date of Hearing: December 6, 2018
Time of Hearing: 9:50
Zone Case 287 of 2018

262 S Winebiddle St

Zoning District: RM-M
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: Bloomfield
Applicant: Mike DeMarco
Owner: Killen Yolanda

Surface parking and additional unit for existing apartment building.

Variance: 903.03.C.2 side yard setback is 10ft, proposed is 0ft
rear setback is 25ft, proposed is 0ft
minimum lot size per unit is 1,800sq. ft., proposed is 995sq. ft.

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions: N/A
Notes: N/A
Date of Hearing: December 6, 2018
Time of Hearing: 10:00
Zone Case 293 of 2018

129 McKean St

Zoning District: RIV-IMU
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Shore
Applicant: McIlvried, DiDiano & Mox, LLC
Owner: 129 McKean Street LLC

Renovation and addition to existing structure for use as grocery (limited), retail (general) and restaurant (general).

Variance: 905.04.E.3c(2)c  10ft street side setback required at 65ft for addition, none provided

Variance: 905.04.E.4.b(3)  10ft sidewalk required, 5’3” provided

Variance: 914.02.A  71 parking spaces required, zero provided

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
**Date of Hearing:** December 6, 2018  
**Time of Hearing:** 10:10  
**Zone Case 297 of 2018**

3621 Chartiers Ave  

**Zoning District:** R1D-L  
**Ward:** 20  
**Council District:** 2, Councilperson Theresa Kail-Smith  
**Neighborhood:** Chartiers City  
**Applicant:** White Lily Baptist Church  
**Owner:** White Lily Baptist Church

2 story addition to existing church.

**Variance:** 903.03.B.2  
minimum 30ft rear setback required and 14ft requested

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

**Appearances**  
For Appellant:

Objectors:

Observers:
Date of Hearing:  December 6, 2018
Time of Hearing:  10:30
Zone Case 265 of 2018

5452 Black St

Zoning District:  R3-M
Ward:  11
Council District:  9, Councilperson Rev Ricky Burgess
Neighborhood:  Garfield
Owner:  Bloomfield –Garfield Corporation
Applicant:  Brian Gaudio

New 3 story two family detached dwelling with front porch, rear deck and shed.

Variance:  903.03.C.2  minimum lot size 3,200 sq. ft. permitted and 2,923 sq. ft. requested
minimum 1,800 sq. ft. lot size per unit required and 1,461 sq. ft. requested
minimum 30 ft. front setback for accessories required (porch)
minimum 5 ft. interior side setback required

Variance:  914.02.A  2 on-site parking spaces required

Appearances
For Appellant:

Objectors:

Observers: