Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT HEARING AGENDA January 17, 2019

<table>
<thead>
<tr>
<th>Date of Hearing:</th>
<th>January 17, 2019</th>
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<tbody>
<tr>
<td>Time of Hearing:</td>
<td>9:00</td>
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<tr>
<td>Zone Case 7 of 2019</td>
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807 and 861 Crane Ave

Zoning District: H
Ward: 20
Council District: 4, Councilperson Anthony Coghill
Neighborhood: Beechview
Applicant: Waterfall Catering LLC
Owner: Rohn Frieda

Use of two existing structures as event space/catering.

Variance: 911.02 use as event space/catering is not permitted in H zone

Past Cases & Decisions: N/A

Notes:
Certificate of Occupancy 27616, dated 5/3/74, permitted occupancy “One family dwelling with one car integral garage, ten stall minor parking area swimming pool and new open porch, caretaker apartment, art studio and 4 car garage in accessory building”.

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: January 17, 2019  
Time of Hearing: 9:10  
Zone Case 10 of 2019

5801 Aylesboro Ave

Zoning District: RID-L  
Ward: 14  
Council District: 8, Councilperson Erika Strasburger  
Neighborhood: Squirrel Hill  
Applicant: Indovina Associates Architects  
Owner: Sarah Sirlin Revocable Trust

Renovation/rebuild existing single family dwelling.

Variance: 903.03.B.2  
minimum 30ft rear setback required  
and 8’9” proposed

Appearances  
For Appellant:

Objectors:

Observers:
Date of Hearing: January 17, 2019
Time of Hearing: 9:20
Zone Case 270 of 2018

3923,3925,3927 Woolslayer Way

Zoning District: R1A-H
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lower Lawrenceville
Applicant: Sharone Cohen
Owner: KGTG LLC

Lots subdivision.

Variance: 903.03.D.2 minimum 1,800 sq. ft. lot size permitted and 1,567 sq. ft. requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: January 17, 2019
Time of Hearing: 9:30
Zone Case 11 of 2019

220 N Graham St

Zoning District: R2-H
Ward: 11
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Garfield
Owner: Creative Solutions Investments LLC
Applicant: David Gould

New 2 story single family dwelling with rooftop deck and integral parking.

Variance: 903.03.D.2 minimum 15ft exterior side setback required and 5ft requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: January 17, 2019  
Time of Hearing: 9:40  
Zone Case 13 of 2019

1408 Lager St, 1600 Lowrie St

Zoning District: R1D-H  
Ward: 4  
Council District: 1, Councilperson Darlene Harris  
Neighborhood: Troy Hill  
Applicant: QGE Holdings LLC  
Owner: QGE Holdings LLC

Lots consolidation and use of structure on 1408 Lager St and first floor of structure on 1600 Lowrie St as an office (limited). New rear deck.

Special Exception: 921.02.A.1 enlargement of a nonconforming use is a Special Exception

Variance: 921.02.A.1(a) limit of enlargement more than 15%

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

Variance: 914.02 2 on-site parking spaces required

Past Cases and Decisions:
N/A

Notes:
Certificate of Occupancy 145, dated 5/25/84, location 1600 Lowrie St, permitted occupancy "First floor doctor's office; second and third floors one dwelling unit".

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** January 17, 2019  
**Time of Hearing:** 9:50  
**Zone Case 12 of 2019**

4902 Hatfield St

**Zoning District:** R1A-VH  
**Ward:** 9  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Central Lawrenceville  
**Applicant:** Andrew Moss  
**Owner:** Hatfield 49 LLC

Building renovation for continued use as two family dwelling.

**Variance/Review:** 911.02  
use as two family dwelling is not permitted in R1A zoning district

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

**Notes:** N/A

**Appearances**

For Appellant:

**Objectors:**

**Observers:**
Date of Hearing: January 17, 2019
Time of Hearing: 10:00
Zone Case 14 of 2019

Larkins Way/Jane St, parcels 12-S-125,125A,125B

Zoning District: R2-VH
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Milan Peter G
Owner: Milan Peter G

Lots consolidation, and new 3 story single family detached dwelling with integral parking and rooftop deck.

Variance: 903.03.E.2 minimum 5ft interior side setback required and 1ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: January 17, 2019
Time of Hearing: 10:10
Zone Case 26 of 2019

5542 Penn Ave (83-N-198,201,202,203)

Zoning District: LNC
Ward: 8
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Friendship
Applicant: Brian Gumberg
Owner: 5542 Penn LP

New construction of bank with drive-through.

Special Exception: 913.03.F  drive through uses are a Special Exception in the LNC zone

Variance: 913.03.F  drive through uses shall not require an additional curb cut in the pedestrian right-of-way, project proposes an additional curb cut on S Negley Ave

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** January 17, 2019  
**Time of Hearing:** 10:20  
**Zone Case 15 of 2019**

1912 Fox Way

**Zoning District:** R1A-VH  
**Ward:** 17  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Side Flats  
**Applicant:** John Orth (prospective owner)  
**Owner:** Erfort Raymond

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

**Variance:** 903.03.E.2  
minimum 5ft interior side setback required and 1ft requested

minimum 15ft rear setback required

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

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

**Objectors:**

**Observers:**

**Past Cases & Decisions:**  
N/A  
**Notes:**  
N/A
**Date of Hearing:** January 17, 2019  
**Time of Hearing:** 10:30  
**Zone Case 16 of 2019**

3031 Huxley St

**Zoning District:** H  
**Ward:** 20  
**Council District:** 2, Councilperson Theresa Kail-Smith  
**Neighborhood:** Sheraden  
**Applicant:** Cartwright Abel  
**Owner:** Cartwright Abel

Continued use of structure as two family dwelling.

**Variance/Review:** 911.02 use of structure as two family dwelling

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

**Notes:**  
N/A

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| **Objectors:** |  |

| **Observers:** |  |