



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT                      HEARING AGENDA                      February 14, 2019

**Date of Hearing:** February 14, 2019  
**Time of Hearing:** 9:00  
**Zone Case 36 of 2019**

5328 Keystone St

**Zoning District:** R1A-VH  
**Ward:** 10  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Upper Lawrenceville  
**Applicant:** PGH Developers LLC  
**Owner:** Sullivan Frances M Trustee

New 3 story single family dwelling with rooftop deck and rear garage.

- Variance:** 903.03.D.2                      minimum 5ft interior side setback required and 0ft requested (accessories)
- Variance:** 925.06.C                      minimum 3ft interior side setback required and 0ft requested for dwelling
- Variance:** 912.04.B                      minimum 2ft rear setback required and 0ft requested for garage

Appearances  
 For Appellant:

Objectors:

Observers:

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

**Notes:**  
 N/A

**Date of Hearing:** February 14, 2019  
**Time of Hearing:** 9:10  
**Zone Case 37 of 2019**

3817 Mintwood St

**Zoning District:** R1A-H  
**Ward:** 6  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Lower Lawrenceville  
**Applicant:** Module Design INC  
**Owner:** Barry Edward W & Karen L

Lot subdivision, new 3 story single family dwellings with integral parking and rooftop decks.

**Variance :** 903.03.D.2            minimum 1,800 sq. ft. lot size permitted and 1,400 sq. ft. requested

minimum 5ft interior side setback required and 0ft and 2ft requested (accessories)

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

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A



**Date of Hearing:** February 14, 2019

**Time of Hearing:** 9:30

**Zone Case 40 of 2019**

5413 Carnegie St

**Zoning District:** R1A-VH

**Ward:** 10

**Council District:** 7, Councilperson Deborah Gross

**Neighborhood:** Upper Lawrenceville

**Owner:** Hanover Valley LLC

**Applicant:** Hanover Valley LLC

Two story side addition and rear deck for single family dwelling.

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

**Variance:** 912.04.B                      minimum 5ft rear setback required  
and 3ft requested for deck

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** February 14, 2019  
**Time of Hearing:** 9:40  
**Zone Case 41 of 2019**

1567 Biltmore Ln

**Zoning District:** RP  
**Ward:** 14  
**Council District:** 5, Councilperson Corey O'Connor  
**Neighborhood:** Squirrel Hill South  
**Applicant:** Daniel Swift  
**Owner:** Valen Brian Quint & Natalie Helene

Generator for single family dwelling.

**Variance:** 917.02.A                      maximum permitted sound level, DBA  
7am to 10pm is 65,  
10pm to 7am is 60, and 67 DBA  
requested

**Variance:** 919.02                      minimum 5ft interior side setback  
required and 2ft requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A  
**Notes:**

N/A

**Date of Hearing:** February 14, 2019  
**Time of Hearing:** 9:50  
**Zone Case 48 of 2019**

11 Jacksonia St

**Zoning District:** R1A-VH  
**Ward:** 25  
**Council District:** 6, Councilperson R Danielle Lavelle  
**Neighborhood:** Central Northside  
**Applicant:** Underwood Fredric C III  
**Owner:** Underwood Fredrick C III

Rear second level deck and rooftop deck with 6ft privacy fence above the existing one story integral garage.

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

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**

N/A

**Date of Hearing:** February 14, 2019  
**Time of Hearing:** 10:00  
**Zone Case 51 of 2019**

5601 Butler St

**Zoning District:** RIV-MU  
**Ward:** 10  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Upper Lawrenceville  
**Applicant:** Brian Grafton  
**Owner:** Three Rivers HOP FARM LLC

Interior expansion of manufacturing and assembly (limited) and restaurant (general).

**Special Exception:** 911.02      manufacturing and assembly (limited) and restaurant (general) are Special Exception in RIV-MU zone

**Variance:** 914.02.A      10 off-street parking spaces required  
0 provided

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** February 14, 2019  
**Time of Hearing:** 10:10  
**Zone Case 50 of 2019**

5172 Natrona Way

**Zoning District:** R1A-VH  
**Ward:** 10  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Upper Lawrenceville  
**Applicant:** PGH Developers LLC  
**Owner:** Moskiewski Donald S & Sharon

Lot subdivision, new single family dwellings with integral parking and rooftop decks.

**Variance:** 903.03.E.2                      minimum 15ft rear setback required  
and 7.5ft requested for unit 2

maximum height 3 stories permitted  
and 4 stories requested for unit 2

**Variance:** 925.06.C                      minimum 4ft interior side setback  
required and 3ft requested for unit 1

**Variance:** 926-11.129                      one frontage upon a street required

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A



**Date of Hearing:** February 14, 2019  
**Time of Hearing:** 10:20  
**Zone Case 46 of 2019**

7610 Hamilton Ave

**Zoning District:** RM-M  
**Ward:** 13  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** Homewood South  
**Applicant:** Dorso Gary  
**Owner:** Dorso Gary

Use of structure as two family dwelling.

**Variance:** 903.03.C.2      minimum lot size per unit 1,800sq ft.  
permitted and 1,700sq. ft. requested

**Variance:** 914.02      one additional on-site parking space  
required

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A

**Date of Hearing:** February 14, 2019  
(continued from December 13,2018)

**Time of Hearing:** 10:30

**Zone Case 290 of 2018**

Liberty Ave at 39<sup>th</sup> St

**Zoning District:** R1A-H

**Ward:** 6

**Council District:** 7, Councilperson Deborah Gross

**Neighborhood:** Lower Lawrenceville

**Owner:** 09 Liberty Associates LLC

**Applicant:** Arthur Lubertz

Renovation of existing buildings and new construction for use as multi-unit residential (10 units) with integral parking.

**Variance:** 911.02 and 911.04.A.85

use as multi-unit residential in the RIA is not permitted

**Special Exception:** 921.02.A.1

expansion/enlargement of a non-conforming use, for additional units and new building is a Special Exception

**Variance:** 921.02.A(a)(1) expansion/enlargement of a non-conforming use is limited to 15% in residential zoning districts

**Variance:** 903.03.D.2 and 925.06.C

interior side yard setback is 5FT; proposed is 3 FT

**Variance:** 903.03.D.2 maximum height is 40FT / 3 stories

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

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