**Division of Zoning and Development Review**

### ZONING BOARD OF ADJUSTMENT HEARING AGENDA

**Date of Hearing:** February 21, 2019  
**Time of Hearing:** 9:00  
**Zone Case 52 of 2019**

1958 Varley St

**Zoning District:** R1D-M  
**Ward:** 26  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** Spring Hill City View  
**Applicant:** David Roth  
**Owner:** HM Property Group LLC

Use of second floor as public assembly (limited) in existing two story structure with 20 space accessory parking lot.

**Variance:** 911.02 public assembly (limited) is not permitted use in the R1D zone

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

**Variance:** 921.02.A.1(a)(1) the enlargement of a nonconforming use shall not increase the use’s floor area by more than 15%

**Variance:** 914.09.B parking lots with more than 4 parking spaces shall use solid paving materials; gravel surfacing proposed for 20 space parking lot

### Past Cases & Decisions:

N/A

### Notes:

N/A

### City of Pittsburgh, Department of City Planning

200 Ross Street, Third Floor  
Pittsburgh, Pennsylvania 15219

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**Appearances**

**For Appellant:**

**Objectors:**

**Observers:**
One story rear addition to single family dwelling.

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

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

**Notes:**
N/A

**Appearsnces**
For Appellant:  

Objectors:  

Observers:
**Date of Hearing:**  February 21, 2019  
**Time of Hearing:**  9:20  
**Zone Case 49 of 2019**

7315 Reynolds St

**Zoning District:**  R1D-VL  
**Ward:**  14  
**Council District:**  9, Councilperson Rev Ricky Burgess  
**Neighborhood:**  Point Breeze  
**Owner:**  Guilou David F  
**Applicant:**  Guilou David F

Rooftop deck above the existing rear garage.

**Variance:** 903.03.A.2  
minimum 5ft and 10ft interior side setback required and 0ft requested

**Appearances**
For Appellant:

Objectors:

Observers:

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

**Notes:**
N/A
Date of Hearing: February 21, 2019  
Time of Hearing: 9:30  
Zone Case 61 of 2019  
7502 Thomas Blvd  

Zoning District: UI  
Ward: 14  
Council District: 9, Councilperson Rev Ricky Burgess  
Neighborhood: Point Breeze North  
Owner: CB/ICON LP  
Applicant: Dave Hager  

Conversion of existing warehouse to office (general) and restaurant (general). Parking provided off-site at 7510 Thomas Boulevard.  

Variance: 912.04.C  
minimum side setback for loading area is 10’; 0’ requested  

Variance: 914.02.A  
221 off-street parking spaces required; 200 provided  

Special Exception: 914.07.G.2(a) off-site parking is a Special Exception  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions:  
N/A  
Notes:  
N/A
Date of Hearing: February 21, 2019
Time of Hearing: 9:40
Zone Case 57 of 2019

413 N Graham St

Zoning District: R2-H
Ward: 11
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Garfield
Applicant: NCRC Housing Rehab Fund LLC
Owner: NCRC Housing Rehab Fund LLC

Lot subdivision, 3 new 2 story single family dwellings with integral parking.

Variance: 925.06.C  minimum 3ft 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 21, 2019
Time of Hearing: 9:50
Zone Case 53 of 2019

73-75 S 14th St

Zoning District: R1A-VH
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Zeng Xiaosi
Owner: Zeng Xiaosi

Continued use of structure as three family dwelling.

Variance/Review: 911.02  use as 3 family is not permitted in R1A zone

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

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:    February 21, 2019
Time of Hearing:    10:00
Zone Case 54 of 2019

950 Progress St

Zoning District:    RIV-NS, former UI
Ward:    23
Council District:  1, Councilperson Darlene Harris
Neighborhood:    Troy Hill
Applicant:    SB Development LP
Owner:    SB Development LP

Existing 6ft high open fence along Chestnut St and Progress St.

Variance:    905.04.H.1.a.1    4ft high open fence permitted, 6ft high
              915.04.E.4.b    open fence proposed

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** February 21, 2019  
(continued from January 24, 2019)  
**Time of Hearing:** 10:10  
**Zone Case 20 of 2019**

3443 Fleming Ave

**Zoning District:** R1A-H  
**Ward:** 27  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** Brighton Heights  
**Applicant:** JLA Properties LP  
**Owner:** JLA Properties LP

Use of structure as two family dwelling.

**Variance:** 911.02  
use as 2 family dwelling is not permitted in R1A zone

**Appearances**
For Appellant:

Objectors:

Observers:
Date of Hearing: February 21, 2019
Time of Hearing: 10:20
Zone Case 55 of 2019

7419 Race St

Zoning District: RM-M
Ward: 13
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Homewood North
Applicant: MAYS LLC (prospective owner)
Owner: 6 Degrees Community Development LLC

Use of structure as two family dwelling.

Variance: 903.03.C.2 minimum 1,800sq. ft. lot size per unit required and 1,162sq. ft. requested

Variance: 914.02 one additional on-site parking space required

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  February 21, 2019
Time of Hearing:  10:30
Zone Case 56 of 2019

735 N Atlantic Ave

Zoning District:  R1A-H
Ward:  10
Council District:  9, Councilperson Rev Ricky Burgess
Neighborhood:  Garfield
Applicant:  Mcatee Shawn A
Owner:  Mcatee Shawn A

Use of single family residence as child care (limited), up to 6 children.

Special Exception:  911.04.A.12  use as child care (limited) is a Special Exception in R1D zone

Appearances
For Appellant:  

Objectors:  

Observers:  

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