**Division of Zoning and Development Review**

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**Date of Hearing:** March 7, 2019  
**Time of Hearing:** 9:00  
**Zone Case 62 of 2019**  

5637 Solway St

**Zoning District:** R2-L  
**Ward:** 14  
**Council District:** 8, Councilperson Erika Strassburger  
**Neighborhood:** Squirrel Hill North  
**Applicant:** Sarah Thompson, Pashek+MTR  
**Owner:** City of Pittsburgh

Site improvement and new structures for existing city park.

**Variance:** 912.04.A  
required front setback for accessory structure is 30’, 11’11” requested

**Special Exception:** 916.04.A  
minimum setback of playground and ball fields from residentially zoned property is 50’; 10’ and 29’ requested

**Variance:** 925.06.A.2  
maximum fence height within 30’ front and exterior side setback is 4’; 6’ proposed

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**
Date of Hearing:  March 7, 2019
Time of Hearing:  9:10
Zone Case 58 of 2019
Grace St (4-J-53)

Zoning District:  P
Ward:  19
Council District:  2, Councilperson Darlene Harris
Neighborhood:  Mount Washington
Applicant:  Kaib Gildas & Danielle
Owner:  Kaib Gildas & Danielle

Install concrete blocks/wall at front of the lot.

Variance:  905.01.C  front walls are not permitted (30ft setback required)
         925.06.A.2

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: March 7, 2019  
Time of Hearing: 9:20  
Zone Case 67 of 2019

720 E Lacock sT

Zoning District: RIV-NS  
Ward: 23  
Council District: 1, Councilperson Darlene Harris  
Neighborhood: North Shore  
Owner: Rivercom Associates Limited Partnership  
Applicant: Rivercom Associates Limited Partnership

Change of use for existing off-site outdoor storage lot to off-site parking lot (16 spaces) for adjacent warehouse/laboratory use.

Special Exception: 914.07.G.2 Special Exception to provide off-site parking

Variance: 914.09.H.1 minimum parking aisle width 24’ is required and 20.65’-23.15’ requested

Variance: 914.09.F minimum clearance from parking area gate 20’ is required and 0’ is requested

Variance: 918.03.B.1 both side of property is required to be screened with materials at least 42” in height

Variance: 918.02.C minimum number of street trees and required planting area

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: March 7, 2019
Time of Hearing: 9:30
Zone Case 59 of 2019

600 Fordham Ave

Zoning District: R1D-M
Ward: 19
Council District: 4, Councilperson Anthony Coghill
Neighborhood: Brookline
Owner: DELSHIR LLC
Applicant: DELSHIR LLC

Use of structure as two family dwelling.

Special Exception: 921.02.A.4 change from a one nonconforming use to another is a Special Exception

Past Cases and Decisions:
ZBA 158 of 2010, applicant’s request for expansion of existing day care use to the second floor of existing two-story structure was approved with conditions.

Notes:
Certificate of Occupancy 48656, dated 3/5/85, permitted occupancy “Two story structure-first floor day care center for infants to 3 years old children; second floor one unit for resident manager; second unit to be used as offices for day care program”.

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: March 7, 2019
Time of Hearing: 9:40
Zone Case 68 of 2019

25 Carrick Ave

Zoning District: R1D-L
Ward: 29
Council District: 4, Councilperson Anthony Coghill
Neighborhood: Carrick
Applicant: Alex Bard & David Bjornson
Owner: David Bjornson

Conversion of existing church into Public Assembly (limited) and Art or Music Studio with 22 space accessory parking lot.

Variance: 914.06.A one accessible space required and 0 requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
ZBA 232 of 2018, applicants request for conversion of existing church into Public Assembly (limited) and Art or Music Studio with 22 space accessory parking lot was approved.

Notes:
N/A
**Date of Hearing:** March 7, 2019  
**Time of Hearing:** 9:50  
**Zone Case 60 of 2019**

1241 N Franklin St

**Zoning District:** R1A-VH  
**Ward:** 21  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Manchester  
**Applicant:** Vincent Finizio  
**Owner:** Manchester Academic Charter School

Playground for Manchester Charter School.

**Variance:** 912.01.D accessory uses shall be located on the zoning lot as the primary use

**Variance:** 916.02

**Appearances**  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:** N/A  
**Notes:** N/A
Date of Hearing: March 7, 2019  
Time of Hearing: 10:00  
Zone Case 65 of 2019  
6203 Monitor St  

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

Lot subdivision, use of rear structure as 2 family dwellings with surface parking, one car parking pad for single family front structure. 

Variance: 903.03.B.2  
minimum 5,000 sq. ft. lot size permitted and 3100 sq. ft. requested for lot 1  
minimum 3,000 sq. ft. lot size per unit required and 1,550 sq. ft. requested  
minimum 30 ft front setback required and 2 ft requested for parking pad 2, and 0 ft requested for parking pad 1  
minimum 5 ft interior side setback required and 1 ft requested for parking pad 1  

Variance: 914.02  
one additional on-site parking space required for lot 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: March 7, 2019  
Time of Hearing: 10:10  
Zone Case 63 of 2019

178 46th St

Zoning District: R1A-VH  
Ward: 9  
Council District: 7, Councilperson Deborah Gross  
Neighborhood: Central Lawrenceville  
Applicant: Carmody Lori A  
Owner: Carmody Lori A

2 car parking pad at front of single family dwelling.

Variance: 903.03.E.2 minimum 5ft front setback required and 0ft requested

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: March 7, 2019  
Time of Hearing: 10:20  
Zone Case 27 of 2019  

903 Penn Ave  

Zoning District: GT-A  
Ward: 2  
Council District: 6, Councilperson R Daniel Lavelle  
Neighborhood: Central Business District  
Applicant: Nicky’s Thai Restaurant  
Owner: RCI Holdings INC  

New projecting business ID sign.  

Variance: 903.03.M.8  
maximum 9sq. ft. in sign face area permitted  
not less than 10’ above the grade permitted, 3ft proposed  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases & Decisions:  
N/A  
Notes:  
N/A
Date of Hearing:  March 7, 2019  
Time of Hearing:  10:30  
Zone Case 64 of 2019

4501 Butler St

Zoning District:  LNC  
Ward:  9  
Council District:  7, Councilperson Deborah Gross  
Neighborhood:  Central Lawrenceville  
Applicant:  Chris Morgan and Alex Yingling  
Owner:  Zagas Michael L

Enclosure of outdoor seating area for existing restaurant.

Special Exception:  911.02  
use as restaurant(general) is a Special Exception in the LNC zone

Variance:  922.04.E.3(b)  
the minimum transparency between 3’ and 8’ for a street level façade is 60%, 0% requested

Appearances  
For Appellant:

Objectors:

Observers: