Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT HEARING AGENDA

Date of Hearing: March 21, 2019
Time of Hearing: 9:00
Zone Case 73 of 2019

315 Grandview Ave

Zoning District: GPR-A
Ward: 19
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Mt Washington
Applicant: Elagin Architecture
Owner: City Of Pittsburgh Library

Renovation and expansion of existing library.

Special Exception: 921.02.A.1 expansion of legal nonconforming use is permitted up to 15% in residential zoning district

Variance: 921.02.A.1 expansion of legal nonconforming use is permitted up to 15% in residential zoning district, 49% increase requested

Variance: 914.02. two parking spaces required, none proposed

Variance: 919.03.M.3 electronic non-advertising sign not permitted in GPR-A zone

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: March 21, 2019
Time of Hearing: 9:10
Zone Case 70 of 2019

5102 Baum Blvd

Zoning District: UNC
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: Shadyside
Applicant: Sandhu Harjas K
Owner: SC Realty Holdings Partnership

Existing business ID canopy sign for restaurant.

Variance: 919.03.M.5 shall not exceed 8” in height and 66” requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: March 21, 2019
Time of Hearing: 9:20
Zone Case 78 of 2019
1910-1920 5th Ave (11-J-33,36,38,39,40,41)

Zoning District: UPR-B
Ward: 1
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Uptown
Owner: Williams Salvatore & Irene
Applicant: Michelle Faiello

Use as commercial parking (general).

Variance: 911.02 commercial parking (general) is not permitted in the UPR-B zone

Variance: 908.04.C.1(c ) no surface parking accessory or primary shall be constructed with frontage on Fifth Ave

Variance: 914.06.A one van accessible space with 8’ aisle required, 0 requested

Variance: 918.02.A 1,100SF of landscaping and 9 parking lot trees required for 44 spaces

Variance: 918.03.B.2 & 918.03.B.3 parking lot screening must be at least 42” tall and 80% opaque

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** March 21, 2019  
**Time of Hearing:** 9:30  
**Zone Case 74 of 2019**

340 S Evaline St

**Zoning District:** RID-M  
**Ward:** 8  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Bloomfield  
**Owner:** Youngs Thomas E Jr & Bonnie L  
**Applicant:** Youngs Thomas E Jr & Bonnie L

HVAC unit at front of single-family dwelling.

**Variance:** 903.03.C.2  
minimum 30ft front setback required and 15ft requested

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

**Objectors:**

**Observers:**

**Past Cases and Decisions:**  
N/A  
**Notes:**  
N/A
**Date of Hearing:** March 21, 2019  
**Time of Hearing:** 9:40  
**Zone Case 80 of 2019**

5732 Ellsworth Ave  

**Zoning District:** LNC  
**Ward:** 7  
**Council District:** 8, Councilperson Erika Strassburger  
**Neighborhood:** Shadyside  
**Applicant:** Howard Graves  
**Owner:** Sams Frederick D & Judith B

New construction of three story mixed use building.

**Variance:** 904.02.C  
the minimum rear setback is 20’, 0’ requested

the maximum lot coverage is 90%, 97% requested

the maximum FAR is 2:1, 2.46:1 requested

**Special Exception:** 916.02.A.2(b) the minimum residential compatibility rear setback is 15’, 6’ requested

**Special Exception:** 916.02.A.2(c) the minimum residential compatibility side setback is 15’, 0’ requested

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

**Objectors:**

**Observers:**

**Past Cases and Decisions:**

N/A  
**Notes:**

N/A
Date of Hearing: March 21, 2019
Time of Hearing: 9:50
Zone Case 79 of 2019

4261-63 Bryn Mawr Rd

Zoning District: R2-L
Ward: 5
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Upper Hill
Applicant: Ellison Mark H
Owner: Ellison Mark H

Continued use of structure as three family dwelling.

Variance/Review: 911.02 review of continued use of structure as 3 family dwelling

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: March 21, 2019
Time of Hearing: 10:00
Zone Case 76 of 2019

2610 Maple Ave

Zoning District: R1D-H
Ward: 26
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Perry South
Applicant: Northside Partnership Project
Owner: Northside Partnership Project

Use of structure as community center (general).

Variance: 911.04.A.14 use as community center (general) is not permitted in R1D zoning district

Variance: 914.02

Appearances
For Appellant:

Objectors:

Observers: