**Division of Zoning and Development Review**

**ZONING BOARD OF ADJUSTMENT HEARING AGENDA**

<table>
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<tr>
<th>Date of Hearing:</th>
<th>April 4, 2019</th>
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<tbody>
<tr>
<td>Time of Hearing:</td>
<td>9:00</td>
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<td>Zone Case 81 of 2019</td>
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3939 Forbes Ave, 3925 Forbes Ave/3990 5<sup>th</sup> Ave

**Zoning District:** EMI  
**Ward:** 4  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** North Oakland  
**Applicant:** RSH Architects  
**Owner:** University of Pittsburgh

2 new 7.16 sq. ft. projecting signs, one 93.4 wall business ID sign, and 97.93 sq. ft. wall business ID sign for University of Pittsburgh.

**Variance:** 919.03.M.8(d)  
maximum of one projecting sign permitted for each façade, 2 additional requested (total 3 signs)

**Variance:** 919.03.M.3 (a)  
maximum of 80 sq. ft. in face area permitted, additional 101 sq. ft. requested (total 162 sq. ft.) for 3939 Forbes Ave, and 93.4 sq. ft. requested for Lichfield towers

**Variance:** 919.01.E.6  
extends above the parapet wall is not permitted

**Appearances**

**For Appellant:**

**Objectors:**

**Observers:**

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

**Notes:**  
N/A
Date of Hearing: April 4, 2019
Time of Hearing: 9:10
Zone Case 82 of 2019

1330 Inverness Ave

Zoning District: R1D-VL
Ward: 14
Council District: 8, Councilperson Erika Strassburger
Neighborhood: Squirrel Hill North
Applicant: Anne Gaillot
Owner: Anne Gaillot

One story porch enclosure for single family dwelling.

Variance: 903.03.A.2 minimum 5ft interior side setback required and 3ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A
Notes:
N/A
Date of Hearing: April 4, 2019
Time of Hearing: 9:20
Zone Case 83 of 2019

148 Gilda Ave

Zoning District: R1D-L
Ward: 14
Council District: 5, Councilperson Corey O’Connor
Neighborhood: Squirrel Hill South
Owner: Serafin Mary Jeanne
Applicant: Serafin Mary Jeanne

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

Appearances
For Appellant:

Objectors:

Observers:
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<td><strong>Zone Case 84 of 2019</strong></td>
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413 N Beatty St

**Zoning District:** R2-M  
**Ward:** 11  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** East Liberty  
**Owner:** 413 North Beatty LLC  
**Applicant:** Margittai Architects

Building renovation for use as two family dwelling with proposed two-car front parking (alternatively no parking).

**Variance:** 903.03.C.2  
minimum 1,800 sq. ft. lot size per unit required and 1,412 sq. ft. requested  
minimum 30 ft front setback required and 0 ft requested for parking  
minimum 5 ft interior side setback required and 0 ft requested for parking

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

**Notes:**  
N/A
Date of Hearing: April 4, 2019  
Time of Hearing: 9:40  
Zone Case 86 of 2019

515-525 Grandview Ave

Zoning District: GPR-A  
Ward: 19  
Council District: 2, Councilperson Theresa Kail-Smith  
Neighborhood: Mt Wasington  
Applicant: Nathan Hart  
Owner: NESBY LLC

8 new single family attached dwelling.

**Variance:** 908.02.D.1(c )1  minimum lot area per unit 2500 sq. ft.. 5 townhomes under 2,500 sq. ft. lot size

**Variance:** 912.04.A & 912.04.C  fences permitted up to 4ft high up and open in front and exterior side yard setback. 8ft 4inches for piers and 8ft for open wrought iron fence

**Appearances**  
For Appellant:

Objectors:

Observers:
**Date of Hearing:** April 4, 2019  
**Time of Hearing:** 9:50  
**Zone Case 85 of 2019**  

2240 N Charles St  
(45-S-341,342,343,344,345,347,348,350,352,356,357,358,360,361)

**Zoning District:** R1D-H  
**Ward:** 25  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Perry South  
**Applicant:** United Somali Bantu  
**Owner:** City of Pittsburgh

6ft high open fence for pest prevention for farm.

**Variance:** 903.03.D.2  
minimum 15ft street side setback required and 0ft requested

**Appearances**
For Appellant:

**Objectors:**

**Observers:**

**Past Cases and Decisions:** N/A  
**Notes:** N/A
Date of Hearing: April 4, 2019
Time of Hearing: 10:00
Zone Case 87 of 2019

7351 Frankstown Ave (174-K-130,131,132,133)

Zoning District: RM-M
Ward: 13
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Homewood North
Applicant: Junior Green Core Garden
Owner: City of Pittsburgh

5ft high open fence for pest prevention for farm, and hoop house.

Variance: 903.03.C.2 minimum 25ft front setback required and 5ft requested (fence), 10ft (hoop house)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A
Notes:
N/A
Date of Hearing: April 4, 2019
Time of Hearing: 10:10
Zone Case 88 of 2019

240 Lafayette Ave

Zoning District: R1D-L
Ward: 26
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Fineview
Applicant: Patel Nikhil & Rachelle A
Owner: Patel Nikhil & Rachelle A

Continued use of structure as two family dwelling.

Variance/Review: 911.02 review of continued use of structure as 2 family dwelling

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions: N/A
Notes: N/A
**Date of Hearing:**  April 4, 2019  
**Time of Hearing:**  10:20  
**Zone Case 89 of 2019**  

200-202 Robinson St  

**Zoning District:**  R1A-VH  
**Ward:**  7  
**Council District:**  6, Councilperson R Daniel Lavelle  
**Neighborhood:**  West Oakland  
**Applicant:**  Friendship Community Presbyterian Church  
**Owner:**  Friendship Community Presbyterian Church  

New wall mounted identification sign for religious assembly.  

**Variance:**  919.03.N.2  
**Review:**  911.02  

maximum 12sq. ft. in sign face area permitted  

review of 1st floor uses  

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

**Objectors:**  

**Observers:**  

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

**Notes:**  
N/A
Date of Hearing: April 4, 2019  
(continued from 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:  

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