**Division of Zoning and Development Review**

**ZONING BOARD OF ADJUSTMENT**

**HEARING AGENDA**

<table>
<thead>
<tr>
<th>August 22, 2019</th>
</tr>
</thead>
</table>

**Date of Hearing:** August 22, 2019  
**Time of Hearing:** 9:00  
**Zone Case 182 of 2019**

6522 Rosemoor St

**Zoning District:** R2-L  
**Ward:** 14  
**Council District:** 5, Councilperson Corey O'Connor  
**Neighborhood:** Squirrel Hill North  
**Applicant:** Boris Chudnovsky  
**Owner:** Boris Chudnovsky

Front porch enclosure.

**Variance:** 903.03.B.2  
minimum 30ft front setback required  
and 12ft requested  
minimum 5ft interior side setback required and 2ft requested

**Appearances**

**For Appellant:**

**Objectors:**

**Observers:**
**Date of Hearing:**  August 22, 2019  
**Time of Hearing:**  9:10  
**Zone Case 183 of 2019**  

315 Jacksonia St  

**Zoning District:**  R1A-VH  
**Ward:**  25  
**Council District:**  6, Councilperson R Daniel Lavelle  
**Neighborhood:**  Central Northside  
**Applicant:**  Odell Minniefeld  
**Owner:**  Literary Ventures LLC

Demolition of structure.  

**Protest Appeal:**  City Council resolution 2013-1647  


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

**Notes:**  
N/A  

**Appearances**  
For Appellant:

Objectors:

Observers:
**Date of Hearing:** August 22, 2019  
**Time of Hearing:** 9:20  
**Zone Case 184 of 2019**

121,123,125,127 Bonvue St

**Zoning District:** R1D-M  
**Ward:** 26  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** Perry North  
**Owner:** Observatory Hill Development Corp  
**Applicant:** VA Farchitecture

Lots subdivision, create 3 new vacant lots, continued use of existing single family dwellings with accessory parking at rear.

**Variance:** 903.03.C.2  
Minimum 3,200sq. ft. lot sizes permitted, and 2,375sq. ft. (lots 4, 5, 6), 1,833sq. ft. (lot 1), 2,750sq. ft. (lot2) requested

Minimum 5ft interior side setback required and 0ft (deck), and 2ft (parking) requested

**Variance:** 925.06.C  
Minimum 3ft interior side setback required and 0ft requested for primary structures

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

**Objectors:**

**Observers:**

**Past Cases & Decisions:**

N/A

**Notes:**

N/A
Date of Hearing: August 22, 2019  
Time of Hearing: 9:30  
Zone Case 186 of 2019

5312 Lotus Way

**Zoning District:** R1A-VH  
**Ward:** 10  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Upper Lawrenceville  
**Owner:** Creative Solutions Investments LLC  
**Applicant:** Andrew Kartesz

New three story single family attached dwelling with integral parking and rooftop deck.

**Variance:** 903.03.E.2  
minimum lot size 1,200sq. ft. required and 1,000sq. ft. requested  
minimum 5ft front setback required and 0ft requested  
minimum 5ft interior side setback required an 2ft requested for rooftop decks  
minimum 15ft rear setback required and 5ft requested

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

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

**Objectors:**

**Observers:**

<table>
<thead>
<tr>
<th>Past Cases and Decisions:</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Notes:</td>
<td>N/A</td>
</tr>
</tbody>
</table>
Date of Hearing: August 22, 2019
Time of Hearing: 9:40
Zone Case 185 of 2019

2139 Wharton St

Zoning District: RIV-MU, R1A-VH
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Tonya Markiewicz
Owner: Ponte Vista Lofts LLC

New construction of eight residential townhomes with parking at 2139 Wharton St.

Variance: 904.05.E.4.b(2), (3), and (4)
continuous sidewalks at least 10ft wide
with 5ft clear path shall be provided,
provided is less than 10ft sidewalk with
less than 5ft clear

Past Cases and Decisions:
Multiple ZBA hearings.
Notes:
N/A
**Date of Hearing:** August 22, 2019  
**Time of Hearing:** 9:50  
**Zone Case 187 of 2019**

509-511 N St Clair St

**Zoning District:** R2-H  
**Ward:** 11  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** East Liberty  
**Applicant:** interARCHITECTURE  
**Owner:** ELDI Real Estate LLC

Construct two new two and three story single family structures with rear decks, and one story garages.

**Variance:** 903.03.D minimum 5ft interior side setback required and 0ft and 4ft requested for garages

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

**Variance:** 912.04.B minimum 2ft rear setback required and 0ft requested for accessory garages

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

**Notes:**  
N/A