Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT               HEARING AGENDA               September 12, 2019

| Date of Hearing: | September 12, 2019 |
| Time of Hearing: | 9:00 |
| Zone Case 193 of 2019 |

318 52nd St, 80-C-14

Zoning District: R1A-VH
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Upper Lawrenceville
Owner: Veterans of Foreign Wars W Ralph McNutly post 214
Applicant: Matthew Diersen

One story addition to existing one-story social club.

Variance: 903.03.E.2  minimum 5ft front setback required and 0ft requested
Variance: 911.02  designation as club (limited) use in a residential zone
Variance: 921.02.A.1  addition expansion of a nonconforming use capped at 15% of total floor area, 90% requested
Variance: 925.06.A  open ornamental fence in side setback taller than 4’
Special Exception: 921.02.A.1  expansion of a nonconforming use
Special Exception: 914.07.G.2.a  off-site parking requirement as an eligible alternative to the parking requirement

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: September 12, 2019  
(continued from August 15, 2019)

Time of Hearing: 9:10

Zone Case 173 of 2019

Bidwell St (22-R-292, 7-D-1, 22-S-43)

Zoning District: RM-M
Ward: 21
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Manchester
Owner: Resaca Associates LLC
Applicant: James Welker

Re-purposing church and surrounding land into residential apartment complex. New building will be added to provide garage parking with upper levels residential apartments. Remaining ground space utilized for additional parking.

Variance: 903.03.C.2 minimum lot size per unit is 1,800sq. ft.
minimum front setback is 25ft, and 13ft 10inch requested
minimum rear setback is 25ft, and 11ft 10inch requested
minimum 25ft exterior side setback required and 0’ requested

Variance: 912.04.A minimum 25ft front setback for accessory uses required and 0ft for Riggo St parking lot required

Variance: 912.04.C minimum 10ft interior side setback is required and 0ft for Riggo St parking lot and lot for the former church parking spaces requested

Special Exception: 914.07.G.2(a) off-site accessory parking located at parcel 22-S-41

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: September 12, 2019
Time of Hearing: 9:20
Zone Case 194 of 2019

1401 Browning Rd

Zoning District: R1D-M
Ward: 11
Council District: 7, Councilperson Deborah Gross
Neighborhood: Highland Park
Owner: Costa Domenic & Christie S
Applicant: Joseph Serrao

One story addition/porch enclosure.

Variance: 903.03.C.2 minimum 30ft side and front setback required and 13ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A
Date of Hearing:  September 12, 2019
Time of Hearing:  9:30
Zone Case 178 of 2019

1204 Grandview Ave

Zoning District:  GPRC
Ward:  19
Council District:  2, Councilperson Theresa Kail-Smith
Neighborhood:  Mt Washington
Applicant:  Alex Backeris
Owner:  David Matesic

Demolition of existing structure and construction of new three story single family dwelling with integral parking.

Variance:  908.02.C.3  minimum side yard setback shall be not less than 3ft, 6” requested

Variance:  912.04.C  minimum side setback for accessory deck is 3ft, 8” requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: September 12, 2019
Time of Hearing: 9:40
Zone Case 196 of 2019

2329 Beechwood Blvd

Zoning District: R1D-VL
Ward: 14
Council District: 5, Councilperson Corey O’Connor
Neighborhood: Squirrel Hill
Applicant: Alan Dunn
Owner: BARSCOBRI LLC

Construction of two new single unit attached townhouses on parcel zoned R1D-VL.

Variance: 911.02
single unit attached residential is not a permitted use in the R1D zone

Variance: 903.03.A.2
minimum lot size is 8,000sq.ft. and 2,751sq.ft and 2,764sq. ft. requested
minimum interior side setback is 5ft and 10ft on the other side, proposed is 1ft and 3ft, and 0ft on subdivision line

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  September 12, 2019
Time of Hearing:  9:50
Zone Case 195 of 2019

318 Arlington Ave

Zoning District:  P
Ward:  18
Council District:  3, Councilperson Bruce Kraus
Neighborhood:  Mount Washington
 Applicant:  Priminvest Corporation
Owner:  Priminvest Corporation

Use of structure as an office (limited).

Variance:  911.02  office use is not permitted in the Park zone

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A