Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT HEARING AGENDA November 14, 2019

| Date of Hearing: | November 14, 2019 |
| Time of Hearing: | 9:00 |
| Zone Case: | 235 of 2019 |

417 S Main St

**Zoning District:** LNC  
**Ward:** 20  
**Council District:** 2, Councilperson Theresa Kail-Smith  
**Neighborhood:** West End  
**Owner:** RDHH LP  
**Applicant:** Joseph Serrao

Development of a new 116,000 square foot 4-story apartment building with 78 dwelling units, a 60 car integral parking garage, and a 2850 square foot ground floor retail space.

**Variance:** 904.02.C  
maximum height 45ft/3 stories permitted and 51ft/4 stories requested

maximum FAR 2:1 permitted and 2.6:1 requested

**Special Exception and Variance:** 916.02.A.8  
residential compatibility standards minimum 15ft rear setback from residential zone required and 0ft requested

**Appearing For Appellant:**

**Objectors:**

**Observers:**

Past Cases & Decisions: N/A

Notes: N/A
Date of Hearing: November 14, 2019
Time of Hearing: 9:10
Zone Case 236 of 2019

2009 E Carson St

Zoning District: LNC
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Alex Lacey
Owner: 2009 Carson RE LLC

Proposed medical marijuana dispensary on the first floor of existing building.

Special Exception: 911.04.A.99 use of medical marijuana dispensary is a Special Exception in LNC zone

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: November 14, 2019
Time of Hearing: 9:20
Zone Case 237 of 2019

1325 Arch St

Zoning District: R1A-VH
Ward: 22
Council District: 1, Councilperson Darlene Harris
Neighborhood: Central Northside
Owner: Graziano Ashlea N & Hamilton Adin V
Applicant: Hamilton Adin V

Construction of new 2-story garage at rear of existing 2.5-story single family attached dwelling.

Variance: 912.04.E maximum height 15ft/one story permitted and 20ft/2 story requested

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** November 14, 2019  
**Time of Hearing:** 9:30  
**Zone Case 240 of 2019**

7207-7209 Butler St

**Zoning District:** RIV-MU  
**Ward:** 10  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Morningside  
**Owner:** MJS Group Ventures LLC  
**Applicant:** Joseph Stebtich

New construction of two unit residential structure.

**Variance:** 905.04.E.4.b(1)  
maximum setback is 10’ and 15’ requested

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**

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

**Notes:**  
N/A
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910 River Ave

**Zoning District:** RIV-IMU  
**Ward:** 23  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** Troy Hill  
**Applicant:** Kolano Design  
**Owner:** Buncher Company

Two new 41.75sq. ft. wall signs.

**Variance:** 919.03.M.5  
maximum height above grade 40ft permitted and 52.5ft requested

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Date of Hearing: November 14, 2019
Time of Hearing: 9:50
Zone Case 238 of 2019

4401 Penn Ave

Zoning District: EMI
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Applicant: Alex Maurer
Owner: UPMC Children’s Hospital

New signs for UPMC Children’s Hospital.

Variance: 919.03.M.3 limited to one sign along street frontage
maximum 80sq. ft. in sign face area permitted

Appearances
For Appellant:

Objectors:

Observers: