CITY OF PITTSBURGH DEPARTMENT OF CITY PLANNING



ZONING & DEVELOPMENT REVIEW ZBA REQUESTS SUPPLEMENT

Accela #17PLN-00076

A. PROJECT INFORMATION

1. APPLICATION IS: □ Development Project □ Protest Appeal

2. STAFF REVIEW DATE: 5/5/2017

3. SITE INFORMATION

Development Address: 4501 Butler Street

Parcel ID(s)/Lot-and-Block Number(s): 0080P00183000000

Project Description: Renovation and addition for the existing for use as restaurant with outdoor amenity

space and parking

3. CONTACT INFORMATION

Applicant Name: Gavin Robb <u>grobb@tuckerlaw.com</u>, Alex Yingling <u>ayingling@geotech-engineering.com</u> 814-342-7090 ext 216 and Chris Morgan <u>dennis.chris.morgan@gmail.com</u>

B. ZBA HEARING INFORMATION

Zone Case #97 of 2017

Date of Hearing: 5/11/2017 (Continued from 4/13)

Time of Hearing: 8:50

Zoning Designation: LNC

Neighborhood: Lawrenceville Zoning Specialist: Carolyn Ristau

C. ZBA REQUESTS

Type of Request: Variance Code Section: 904.02.B.2

Description: Accessory uses within the LNC are limited to 25% of gross floor area of the primary use;

outdoor amenity area of 4,200 SF requested for Restaurant of 2,394 SF.

Type of Request: Variance Code Section: 914.09.A.1

Description: No surface parking area in an LNC zoning district shall be located within 10 FT of the street

right-of-way; proposed is 2 FT.

Type of Request: Variance Code Section: 922.04.E.3(e)(i)

Description: No parking spaces shall be located between the front building façade and the front lot line.

Type of Request: Special Exception Code Section: 916.09

Description: Waiver of Residential Compatibility for Sec. 916.02.A.02 (rear of the subject property is across the way from the street sideyard of a residential property) for rear setback is 15FT; requested 3 FT for additions to the primary structure.

Type of Request: Special Exception Code Section: 916.09

Description: Waiver of Residential Compatibility for Sec. 916.04.B were refuse receptacles shall be at

least 30 FT from residentially zoned properties; requested distance is 22 FT