

December 10, 2020

Zoning Case: Z04-20

Leonard Lavrich
30 Crest St.
Russellton, PA 15076

Attendees: Sean Parkinson, George Hollibaugh, Neil Tristani, James Smullin, Joe Gizienski,

Absent Member(s): None

Other Attendees: William Payne, Code Enforcement Officer
Branden Fulciniti, Solicitor
Dorothy Moyta, Zoning & Planning Administrator
Teresa Benson, Court Reporter

Variance: Side Yard **variance from Ordinance No. 394: Article V, Section 5.4, Chart B**

Property is zoned R-4 (Urban Residential)

Case Z05-20: *Represented by Leonard Lavrich*

A zoning variance application was submitted for a use variance at **126 23rd Street** Pittsburgh, PA 15215. The property is zoned Urban Residential, R-4. The request was previously denied under Zoning **Ordinance #394, Section 5.4, Chart B.** Mr. Lavrich is the applicant buying the land and the owner wants to move the lot line in order to keep the shed on the owner's side of the property.

Mr. Lavrich presented a package to include a Zoning Hearing Board Application, a Subdivision and Land Development Application and a Lot Line Revision Plan: "Orchard View Plan of Lots, Crest Street Lot line Revision." **JCCG's Memorandum of August 20, 2020 is attached to this zoning case.**

Mr. Fulciniti posed the following questions to the applicant regarding this variance:

1. Would it be very expensive to move the shed ? Yes
2. If the lot line is moved, will it be more in compliance ? Yes
3. Will the variance create any differences in the fabric of the neighborhood ? Yes
4. Is this the least lot line modification possible with the least complexities ? Yes
5. Are any neighbors objecting to this variance ? No

Public comments: No positive or negative comments from public.

The Zoning Hearing Board **GRANTED** the zoning Variance for Mr. Lavrich.

Voting was unanimous.

Any aggrieved parties have 30 days to file an appeal with the court of common pleas.

Zoning Hearing Board
Z04-20
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