



Division of Development Administration and Review

City of Pittsburgh, Department of City Planning

200 Ross Street, Third Floor

Pittsburgh, Pennsylvania 15219

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

December 8, 2011

Date of Hearing: December 8, 2011

Time of Hearing: 8:50

Zone Case 240 of 2011

1420 Centre Ave

Zoning District: GT-E

Ward: 3

Council District: 6, Councilperson Daniel Lavelle

Neighborhood: Uptown

Applicant: Ryan Wotus

Owner: WP PARTNERSHIP

Review the existing structure(Washington Plaza Apartments) as to its conformity and use.

Under: 923.02.B.1

review the zoning classification & maximum height of structure (in GT-E district 100ft allowed and current height is over)

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA Case 178 of 2008; requested variance for 12ftx28.3ft internally illuminated business ID flat wall sign was approved.

ZBA Case118of 2008, requested variance for a roof top sign was denied.

Notes:

Certificate of Zoning Classification 27255, dated 12/11/2008, described current use of property as "ground leased to owned of apartment building" and proposed use of property" apartment building"

Certificate of Occupancy 38306, dated 04/24/1981, permitted occupancy "Multiple family dwelling and Beauty-Barber Shop at level "B".

Multiple certificates of occupancy for use of level B for commercial spaces and permitted occupancy for indoor and outdoor parking.

Date of Hearing: December 8, 2011

Time of Hearing: 9:00

Zone Case 225 of 2011

93 South 13th Street

Zoning District: R1A-VH

Ward: 17

Council District: 3, Councilperson Bruce Kraus

Neighborhood: South Side Flats

Applicant: Heartland Everywhere

Owner: Landmark Property Development LLC

Six new attached single family dwellings.

Variance: 925.06.C

minimum contextual side setback shall be 3ft; and 1 ft requested (for unit H19-B2)

Variance : 903.03.E.2

10ft interior side yard setback required and 1ft requested (for units H19-A1 and H19-A2)

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA Case 14 of 2008, the applicant requested this use to be approved as a change from one nonconforming use to another; approved as a variance subject to conditions:

1. Amended application structure on the subject property may not exceed 40ft in height
2. The applicant shall obtain site plan approval from the zoning administrator demonstrating that all dimensional requirements of the Zoning Code not expressly addressed in this decision are met; provided, however, the applicant may utilize the setbacks established by the existing basement and foundation walls.
3. The applicant may utilize a contextual setback along Sarah St.
4. The applicant shall file with BBI a constructability plan demonstrating how the adjacent properties will be protected during construction and how all voids and other features arising from the previous demolition will be addressed.

Notes:

Certificate of Zoning Classification 117592, dated 4/18/2007, described the current use of property as "warehouse".

Date of Hearing: December 8, 2011

Time of Hearing: 9:10

Zone Case 226A of 2011

3005 Banksville Rd

Zoning District: NDI

Ward: 20

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: Banksville

Applicant: Chad Chalmers

Owner: GII Partners NO1

Use of one story structure as a drycleaner (laundry services).

Special Exception: 911.02.A.67 use of dry cleaning services in NDI district is a Special Exception

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 82614, dated 1/17/2002, permitted occupancy "7,000 sq.ft, one story structure with 22 off-site parking spaces used as a physical therapy center for persons with MS".

Certificate of Occupancy OCC10-09357, dated 3/29/2011, permitted occupancy "use of two 19.5 sq. ft, blank face business ID sign (3005) of an existing one story strip mall".

Date of Hearing: December 8, 2011

Time of Hearing: 9:20

Zone Case 227 of 2011

5516 Claybourne St

Zoning District: R1A-VH

Ward: 7

Council District: 8, Councilperson William Peduto

Neighborhood: Shady Side

Applicant: Primrose Homes/Jeffrey L. Martin

Owner: Mickle Mary E

New three story single family dwelling with two car tandem integral garage.

Variance: 925.03.06.C.1

minimum contextual side setback shall be 3ft; and 1'4" requested on the westerly side and 4" on the easterly side

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Zoning Classification 140670, dated 7/11/2011, described current and proposed use of property as "single family dwelling".

Date of Hearing: December 8, 2011

Time of Hearing: 9:30

Zone Case 228 of 2011

2912 East Carson St

Zoning District: UI

Ward: 16

Council District: 3, Councilperson Bruce Kraus

Neighborhood: South Side Flats

Applicant: Sokol Club/HEH Communications

Owner: Slovak Catholic Sokols

New 29' x 7'3" electronic message board for SOKOL Club.

Special Exception: 919.03.O.3 electronic signs in UI district
Is a Special Exception

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA Case 13 of 1995, review and variance Granted for the erection of a one story structure with a gymnasium/banquet hall with offices, a club room (bar) on the first floor, a mezzanine with seating, and 57 outdoor parking stalls, including four handicapped stalls".

Notes:

Certificate of Occupancy 72734, dated 12/6/1996, permitted occupancy "one story structure with gymnasium/banquet hall on first floor, and offices and club room(bar) on second floor balcony with seating, with 57 outdoor parking stalls including four handicapped stalls".

Certificate of Zoning Classification, dated 12/14/1993, described use of property as "empty lot".

Certificate of Zoning Classification, dated 6/8/1995, described use of property as "vacant".

Date of Hearing: December 8, 2011

Time of Hearing: 9:40

Zone Case 229 of 2011

117 Spencer Ave

Zoning District: R1D-L

Ward: 29

Council District: 4, Councilperson Natalia Rudiak

Neighborhood: Carrick

Owner: Spencer M. E Church

Applicant: Michele White

Use of child care(general) with 12-24 children; with hours of operation from 6:00 a.m. to 6:00 p.m. Monday through Friday.

Variance: 911.04.A.12

use in not permitted in R1D
Zoning District

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: December 8,2011

Time of Hearing: 9:50

Zone Case 230 of 2011

517 Tripoli St

Zoning District: R1A-VH

Ward: 23

Council District: 1, Councilperson Darlene Harris

Neighborhood: Allegheny East

Owner: Redman Roy D

Applicant: Redman Roy D

One car detached garage 18'x24' on the rear of one family dwelling.

Variance: 903.03.E.2

10ft interior side yard setback required and 6" requested (on each side)

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 200902601, dated 8/12/2009, permitted occupancy "30"x30" AC unit on the rear of existing two story single family dwelling".

Certificate of Zoning Classification 130649, dated 7/28/2009, described current and proposed use of property as" row house".

Date of Hearing: December 8, 2011

Time of Hearing: 10:00

Zone Case 231 of 2011

4800 Friendship Ave

Zoning District: EMI

Ward: 8

Council District: 7, Councilperson Patrick Dowd

Neighborhood: Bloomfield

Applicant: West Penn Hospital

Owner: West Penn Hospital

New five wall mounted signs for West Penn Hospital.

Variance: 919.03.M.3(a)

80sq. ft. in face area required and 1,000 sq. ft. (for 2 signs), 104 sq. ft. (for 2 signs), and 360 sq. ft. for one sign requested.

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: December 8, 2011

Time of Hearing: 10:10

Zone Case 232 of 2011

6922 Hartmans Lane

Zoning District: R1D-L

Ward: 12

Council District: 9, Councilperson Rev. Ricky Burgess

Neighborhood: Lincoln Lemington

Applicant: Jackson Gail S

Owner: Jackson Gail S

Use of one and ½ story structure as a two family dwelling.

Variance: 911.02

use of two family dwelling in R1D district is not permitted

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Zoning Classification 014025, dated 10/5/2006, described proposed use of property as "one family".

Certificate of Zoning Classification 119025, dated 7/3/2007, described current use of property as "residential".

Date of Hearing: December 8, 2011
Time of Hearing: 10:20

Zone Case 234 of 2011
84-86 South 12th Street
Zoning District: R1A-VH
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: 84 12th Street LP
Owner: 84 12th Street LP

Use of two story building for two dwelling units on the first floor and two dwelling units on the second floor.

Special Exception: 921.02.A.4 to change from one non-conforming use to another requires a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A
Notes:

Certificate of Occupancy 86732, dated 5/5/2004, permitted occupancy " #84 vacant commercial 1st floor and one dwelling unit 2nd floor, #86 one dwelling unit 1st floor and 1 dwelling unit 2nd floor with four outdoor parking stalls in rear yard".