



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

January 12, 2012

Date of Hearing: January 12, 2012

Time of Hearing: 9:00

Zone Case 8 of 2012

1010 Cedar Ave

Zoning District: R1A-VH

Ward: 23

Council District: 1, Councilperson Darlene Harris

Neighborhood: East Allegheny

Applicant: Stacey M. Noble

Owner: Allegheny Inn, LLC

Use of three story structure as Bed & Breakfast (general) and three off-site parking spaces to be located at 920 Cedar Ave.

Special Exception: 921.02.A.4 change from one nonconforming use to another is a Special Exception

Special Exception: 914.07.G.2(a) off-site parking is a Special Exception

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 426 of 1995, the variances and special exception are granted for the occupancy of an existing 2&3 story structure as 2 dwelling units with 3 parking stalls and 2 air conditioning units in the rear yard and an 18" high retaining wall abutting the parking stalls with the condition that the proposed 4' high ornamental iron fence be erected along the E N Ave and portion of Cedar Ave sides of the property, and 3 1/2' high evergreen hedge landscaping to enclose the E N Ave side of the parking stalls lot area 3,356.06 sq. ft. instead of 6,000 sq. ft., side yard abutting street 3' instead of 25'(parking), Side yard not abutting street 2' instead of 10'(parking), Side yard not abutting street 2' instead of 10'(air conditioning unit), Rear yard 22' instead of 30' (air conditioning unit), Rear yard 3' instead of 30'(parking), Special Exception-changing from a nonconforming use (sleeping rooms) to a conforming use(dwelling unit).

Notes:

Certificate of Occupancy 73522, dated 5/20/1997, permitted occupancy "Two family dwelling with three outdoor parking stalls in rear yard, with existing 4' high iron fence (3' side landscape area and 10' high tall in parking area) (2 air conditioning units)

Date of Hearing: January 12, 2012

Time of Hearing: 9:10

Zone Case 3 of 2012

108-109 Brosville St

Zoning District: H

Ward: 17

Council District: 3, Councilperson Bruce Kraus

Neighborhood: South Side Slops

Applicant: Richard Lesikiewicz Jr.

Owner: Richard Lesikiewicz J.

Five off-site parking stalls as an accessory use: two for 105 Brosville St to be located at 109 Brosville St and three for 107 Brosville St to be located at 108 Brosville St.

Special Exception : 914.07.G.2(a) off-site parking is a Special Exception

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 330 OF 1993 for 107 Brosville St, variance granted for erecting 6 ft high retaining wall, 2' high retaining wall with a 5' high solid fence, and a 4' high wall with a 5' high solid fence to westerly side of two story one family dwelling, and 2 parking stalls.

Notes:

Certificate of Zoning Classification dated 10/11/1991, for 108 Brosville St, described use of property as single family residence.

Certificate of Zoning Classification dated 8/18/2003 for 105 Brosville St, described use of property as residential dwelling.

Certificate of Occupancy 75387 for 107 Brosville St, dated 2/26/1998, permitted occupancy"2 story 1 family dwelling with 2 stall accessory parking area in front southwesterly portion of yard and 6' high retaining wall and a 2' high wall w/5' solid fence above and a 4' wall w/5' solid fence above in rear yard (2' high guard rail).

Date of Hearing: January 12, 2012(continued)

Time of Hearing: 9:20

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

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

Variance: 903.03.E.2

3 stories maximum height required and 4 stories requested

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: January 12, 2012

Time of Hearing: 9:30

Zone Case 4 of 2012

52 Garetta St

Zoning District: R2-L

Ward: 15

Council District: 5, Councilperson Doug Shields

Neighborhood: Squirrel Hill

Applicant: Fastsians

Owner: Riverview Apts Inc

800 sq. ft. identification sign for Riverview Towers.

Variance: 919.03.N.2(a)

12 sq. ft. in face area
permitted and 800 sq. ft.
requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 83 OF 2010, a special exception granted for construction of a one –story, 3,883 sq. ft. extension for use as a dining and multi-purpose room at rear of existing seven-story structure used as housing for elderly.

Notes:

Certificate of Occupancy 86316, dated 2/19/2004, permitted occupancy: 28 ft X 28 ft grade level platform with 9 ft X 14 ft open gazebo accessory to housing for the elderly.

Certificate of Occupancy 200700856, dated 8/7/2007, permitted occupancy: 53' x 21' steel awning/canopy over walkway between Riverview Towers buildings 1 and 2 to new driveway. Existing Senior High Rise.

Date of Hearing: January 12, 2012

Time of Hearing: 9:40

Zone Case 5 of 2012

195 N Craig St

Zoning District: OPR-B

Ward: 4

Council District: 8, Councilperson William Peduto

Neighborhood: Oakland

Owner: SUN COMPANY INC

Applicant: William R. Miller

Use of two existing ground (price pylon) signs 148.55 sq. ft. each.

Variance: 919.03.M.3(b) maximum 50 sq. ft. in total face area permitted and 297.1 sq. ft. requested

Variance: 919.03.M.3(b) 21 ft in elevation requested and 20 ft permitted(from the top of the sign to the grade)

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 200803370,dated 12/17/2010,permitted occupancy:
Erect 1344 sq. ft. canopy over existing fuel dispensing units.

Date of Hearing: January 12, 2012

Time of Hearing: 9:50

Zone Case 7 of 2012

800 Norland Ave

Zoning District: R2-L

Ward: 28

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: East Carnegie

Owner: Patrick & Mari Lynn Murphy

Applicant: Patrick & Mari Lynn Murphy

15'3" X 6' existing porch enclosure in front of single family dwelling

Variance: 903.03.B.2

30 ft minimum front set back required and 14 ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 43107, dated 10/14/1983, permitted occupancy "One family dwelling and 6' and 3.5' high stockade fence".
