



**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**

**October 11, 2012**

**Date of Hearing:** October 11, 2012

**Time of Hearing:** 9:00

**Zone Case 194A of 2012**

1220 Trevanion Ave

**Zoning District:** P

**Ward:** 14

**Council District:** 5, Councilperson Corey O'Connor

**Neighborhood:** Regent Square

**Applicant:** Heck Mathew J

**Owner:** Heck Mathew J

10ft x 20ft one story addition (one car garage) with rooftop deck above for the existing 2 ½ story single family detached dwelling.

**Variance:** 905.01.C      minimum 20ft rear setback required and 0ft requested

minimum 5ft interior side yard setback required and 3.08ft requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** October 11, 2012  
**Time of Hearing:** 9:10  
**Zone Case 197 of 2012**

3733 California Ave

**Zoning District:** R1D-M  
**Ward:** 27  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** Brighton Heights  
**Applicant:** Marcinik Shana  
**Owner:** Marcinik Shana

Existing 6ft high privacy fence for two story two family dwelling.

**Variance :** 903.03C.2      minimum 30ft exterior side yard setback required and 7ft requested

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Occupancy 69829, dated 7/26/1995, permitted occupancy "Existing two story two family dwelling (one unit each floor) with a two car detached garage".

**Date of Hearing:** October 11, 2012  
**Time of Hearing:** 9:20  
**Zone Case 199 of 2012**

827 N Lincoln Ave

**Zoning District:** R1A-H  
**Ward:** 22  
**Council District:** 6, Councilperson R. Daniel Lavelle  
**Neighborhood:** Allegheny West  
**Applicant:** Pfaffmann & Associates  
**Owner:** Mickus Timothy & Lucy Houlihan

Building renovation for use as single family dwelling and existing two family structure at rear.

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

**Variance:** 911.04.A three family dwelling shall be located within a single building and two buildings exist

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Occupancy 44094, dated April 9, 1984, permitted occupancy "Use of main building with nine dwelling units and rear building with two dwelling units and two car detached garage".

**Date of Hearing:** October 11, 2012  
**Time of Hearing:** 9:30  
**Zone Case 200 of 2012**

1954 Perrysville Ave

**Zoning District:** R1D-H  
**Ward:** 25  
**Council District:** 6, Councilperson R. Daniel Lavelle  
**Neighborhood:** Perry South  
**Applicant:** Slam Home Properties LLC  
**Owner:** Slam Home Properties LLC

Use of existing 2 ½ story structure as community home with two parking stalls at rear.

**Special Exception:** 911.04.A.84 use of community home is a Special Exception in R1D zoning district

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A



**Date of Hearing:** October 11, 2012  
**Time of Hearing:** 9:50  
**Zone Case 202a of 2012**

620 N Taylor Ave

**Zoning District:** R1A-VH  
**Ward:** 22  
**Council District:** 6, Councilperson R. Daniel Lavelle  
**Neighborhood:** Central Northside  
**Owner:** Meyet Todd L& Kathleen K  
**Applicant:** Meyet Todd L& Kathleen K

Building renovation for use as two residential dwelling units on 2<sup>nd</sup> and 3<sup>rd</sup> floors and restaurant (limited) on 1<sup>st</sup> floor.

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

Appearances  
For Appellant:

Objectors:

Observers:

Observers:

**Past Cases & Decisions:**

ZBA 233 OF 1980, Special Exception Granted to change the occupancy of the 1<sup>st</sup> floor from a bar to a dwelling unit and 3 story structure as 3 dwelling units.

**Notes:**

Certificate of Occupancy 37667, dated 11/14/1980, permitted occupancy "3 story multiple family dwelling with three dwelling units"

**Date of Hearing:** October 11, 2012  
**Time of Hearing:** 9:50  
**Zone Case 202b of 2012**

618 N Taylor Ave

**Zoning District:** R1A-VH  
**Ward:** 22  
**Council District:** 6, Councilperson R. Daniel Lavelle  
**Neighborhood:** Central Northside  
**Owner:** Meyet Todd L& Kathleen K  
**Applicant:** Meyet Todd L& Kathleen K

Building renovation for use as two residential dwelling units on 2<sup>nd</sup> and 3<sup>rd</sup> floors and office (limited) on 1<sup>st</sup> floor.

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

Appearances  
For Appellant:

Objectors:

Observers:

Observers:

**Past Cases & Decisions:**

ZBA 232 of 1980, Special Exception granted to change the occupancy of the 1<sup>st</sup> floor from a bar to a dwelling unit , 2 dwelling units on upper floors to remain.

**Notes:**

Certificate of Occupancy 37666, dated 11/14/1980, permitted occupancy "3 story multiple family dwelling with three dwelling units".



**Date of Hearing:** October 11, 2012  
**Time of Hearing:** 10:10  
**Zone Case 168 of 2012**

625 W Warrington Ave

**Zoning District:** P  
**Ward:** 19  
**Council District:** 4, Councilperson Natalia Rudiak  
**Neighborhood:** Mount Washington  
**Applicant:** Alsoud Fahed  
**Owner:** Alsoud Fahed

Use of one story structure as vehicle/equipment sales and repair (general) with 8 outdoor parking stalls.

**Variance :** 911.04.A.74 use of vehicle/equipment sales(general)  
911.04.A.76 and vehicle/equipment repair(general)  
Is not permitted in P zoning district

**Variance:** 905.01.C for proposed parking stalls:  
minimum 30ft front setback required and  
7ft proposed  
  
minimum 20ft exterior side yard setback  
required and 3ft proposed  
  
minimum 5ft interior side yard setback  
required and 0ft proposed

Appearances

Objectors:

Observers:

**Past Cases & Decisions:**  
N/A  
**Notes:**

Certificate of Occupancy 1375, dated 11/14/1939, permitted occupancy "Sales of auto parts from store room; used car lot for used cars; auto parts will not be stored in open lot; wrecking of cars not permitted".

Certificate of Occupancy 33934, dated 6/12/1978, permitted occupancy"1<sup>st</sup> floor, auto parts store and outdoor sales of used cars (wrecking of cars not permitted) – upper floors, a total of six dwelling units two outdoor parking stalls".

**Date of Hearing:** October 11, 2012  
*(continued from September 13, 2012)*  
**Time of Hearing:** 10:20  
**Zone Case** 189 of 2012

250-252-256 44 St

**Zoning District:** R1A-H  
**Ward:** 9  
**Council District:** 7, Councilperson Patrick Dowd  
**Neighborhood:** Central Lawrenceville  
**Owner:** E Properties & Development  
**Applicant:** LDA Architects INC

Renovation of existing structures as multi-unit residential (57 units) with 88 on-site parking spaces.

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

**Variance:** 903.03.A.4                      minimum 15ft front setback for the parking stalls and a deck required and 10ft requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

ZBA case 151 of 2012, request for renovation of existing structure as multi-unit residential -73 units with 88 parking spaces, case withdrawn.

**Notes:**

Certificate of Occupancy 48836, dated 1986, location 256 44 St, permitted occupancy "8'x9' side extension to existing rectory building for use as a boiler room".

Certificate of Occupancy 64907, dated 5/6/1993, location 250 44 St, permitted occupancy "Existing elementary school".