



**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 18, 2012**

<p><b>Date of Hearing:</b> October 18, 2012  <b>Time of Hearing:</b> 9:00  <b>Zone Case 204 of 2012</b></p> <p>2112 Wilson Ave</p> <p><b>Zoning District:</b> LNC  <b>Ward:</b> 25  <b>Council District:</b> 6, Councilperson R. Daniel Lavelle  <b>Neighborhood:</b> Perry South  <b>Applicant:</b> John E Astarb  <b>Owner:</b> John E Astarb</p> <p>Existing one story garage for household storage.</p> <p><b>Variance:</b> 912.01.D      shall be located on the same zoning lot and the same zoning district as the primary structure</p> <p><b>Variance:</b> 904.02.C.3      minimum 5ft rear setback required and 0ft requested</p> <p><u>Appearances</u>  For Appellant:</p> <p>Objectors:</p> <p>Observers:</p>	<p><b>Past Cases &amp; Decisions:</b>  ZC 241 of 1984, Special Exception denied to occupy existing 1-story structure as mechanical repair garage (no body and tender work).</p> <p><b>Notes:</b>  N/A</p>
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**Date of Hearing:** October 18, 2012  
**Time of Hearing:** 9:10  
**Zone Case 206 of 2012**

12 W North Ave

**Zoning District:** LNC  
**Ward:** 22  
**Council District:** 6, Councilperson R. Daniel Lavelle  
**Neighborhood:** Central Northside  
**Applicant:** Indovina Associates Architects  
**Owner:** URA

Existing two story building renovation for use of 6,015 sq. ft. on 1<sup>st</sup> floor as restaurant (general) and 1,944 sq. ft. above on 2<sup>nd</sup> floor as an office space with 13 on-site parking spaces and proposed 10 off-site parking spaces to be located on 1215 Federal St.

**Special Exception :** 911.02.A.57 use of restaurant (general) in LNC Zoning district is a Special Exception

**Special Exception:** 914.07.G.2(a) off-site parking shall be authorized by Special Exception; 10 off-site parking spaces proposed

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Occupancy 3388, dated 10/17/1949, permitted occupancy "Theatre and dancing school".

**Date of Hearing:** October 18, 2012  
**Time of Hearing:** 9:20  
**Zone Case 207of 2012**

118 W North Ave

**Zoning District:** LNC  
**Ward:** 22  
**Council District:** 6, Councilperson R. Daniel Lavelle  
**Neighborhood:** Central Northside  
**Applicant:** Indovina Associates Architects  
**Owner:** URA

Existing four story building renovation for use of 4,563 sq. ft. on 1<sup>st</sup> floor as restaurant (general) and 8 residential units above with 19 off-site parking spaces to be located on 1215 Federal St.

**Special Exception :** 911.02.A.57 use of restaurant (general) in LNC Zoning district is a Special Exception

**Special Exception:** 914.07.G.2(a)off-site parking shall be authorized by Special Exception; 19 off-site parking spaces proposed

Appearances  
For Appellant:

Objectors:

Observers:

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

N/A



**Date of Hearing:** October 18, 2012  
**Time of Hearing:** 9:40  
**Zone Case 209 of 2012**

1701 E Carson St

**Zoning District:** LNC  
**Ward:** 17  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** Southside Flats  
**Owner:** Mcswiggen Daniel & Moeun  
**Applicant:** Mcswiggen Daniel & Moeun

Existing four story building renovation for additional 4 residential units (5 total) on 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floors.

**Variance:** 914.02.A      minimum 4 additional parking spaces required and 0 requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**  
ZBA 196 of 2008, the protestants' appeal of the revocation of a Certificate of Occupancy for a sidewalk café and request for reinstatement was Denied.

**Notes:**  
Certificate of Occupancy 200592943, dated 2/6/2006, permitted occupancy "Use of 1<sup>st</sup> floor as a restaurant (limited) (Cambodian kitchen) (occupancy-50 persons or less).

Certificate of Occupancy 65103, dated 6/10/1993, permitted occupancy "Three story structure with carpet store on 1<sup>st</sup> floor, one dwelling unit on 2<sup>nd</sup> floor and third floor to remain vacant".

**Date of Hearing:** October 18, 2012  
**Time of Hearing:** 9:50  
**Zone Case 205 of 2012**

1513-1515 E Carson St

**Zoning District:** LNC  
**Ward:** 17  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** Southside Flats  
**Applicant:** SSLBK LLC, Local Bar and Kitchen  
**Owner:** Kraczon Thomas & Vicki Ann

Use of 3,550 sq. ft. for restaurant (general) –expansion for party room and use of 10 off-site parking stalls to be located on 1300 Bingham St.

**Special Exception:** 914.07.G.2(a) off-site parking shall be authorized by Special Exception; 10 off-site parking spaces proposed

**Special Exception:** 911.04.A.57 use of restaurant (general) is a Special Exception in LNC zoning district

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A  
**Notes:**

Certificate of Occupancy OCC10-05174, dated 3/24/2011, permitted occupancy "Use of 2,350 sq. ft. on the 1<sup>st</sup> floor as restaurant (limited) (local bar & kitchen) of an existing 2-story structure".

Certificate of Occupancy OCC10-06175, dated 3/23/2011, permitted occupancy "Use of 18'x50' roof deck on the roof with 2-story screening of existing 1&3 –story structure as accessory to restaurant (limited)".

Certificate of Occupancy , dated 1990, location 1300-1308 Bingham St, permitted occupancy "Use of 2 story structure and 3 story structure in rear at 1300 Bingham St. and one story structure at 1308 Bingham St. for 275 seat theatre and 100 seat theatre and accessory uses for city Theatre Co., Inc.".

**Date of Hearing:** October 18, 2012  
**(continued from September 6,2012)**  
**Time of Hearing:** 10:00  
**Zone Case 184 of 2012**

369 Coltart Ave

**Zoning District:** OPR-D  
**Ward:** 4  
**Council District:** 6, Councilperson R. Daniel Lavelle  
**Neighborhood:** Central Oakland  
**Applicant:** Paramount Contract Services LLC  
**Owner:** Rudski Barry J

Renovation of existing structure for use as multi-unit residential with 21 units and retail sales and services (limited) on the first floor.

**Variance:** 908.03.D.4      maximum lot coverage 80% permitted and 95% proposed

minimum 20ft front setback required and 8ft requested

**Variance:** 903.03.D.2      minimum 5ft interior side yard setback required and 0ft requested  
                  916.01.B.1

maximum height 40ft(3 stories)permitted and 60ft(4 stories) proposed

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
Certificate of Occupancy 27888, dated 8/7/1974, permitted occupancy "One story sales, storage of auto parts with five car minor parking area".  
  
Certificate of Occupancy 91273, dated 10/25/07, permitted occupancy "700 sq. ft. portion of one story structure for religious assembly with seven outdoor parking stalls including one handicapped stall".

**Date of Hearing:** October 18, 2012  
**(continued from September 13,2012)**  
**Time of Hearing:** 10:10  
**Zone Case 190 of 2012**

3721 Butler St

**Zoning District:** LNC  
**Ward:** 6  
**Council District:** 7, Councilperson Patrick Dowd  
**Neighborhood:** Lower Lawrenceville  
**Applicant:** Moss Architects  
**Owner:** 192 38 Street Land Trust (THE)

New three story structure for use as multi-unit residential with 8 units and 8 parking spaces and commercial space on the first floor.

**Variance :** 904.02.C.2      minimum 15ft rear setback required and  
                  903.03.E.2      0ft proposed

   maximum floor area ratio 2:1 required  
   and 2.4:1 requested

**Variance :** 914.10.A      minimum 1 off-street loading space  
   required and 0 requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

ZBA case 190 of 2011, applicant's request for a new 4 story multi-use structure, 1<sup>st</sup> floor commercial space, and multi-unit residential above, approved with condition - applicant must house dumpsters within the garage inside a screened enclosure.

**Notes:**  
N/A

