



**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 4, 2012**

**Date of Hearing:** October 4, 2012

**Time of Hearing:** 9:00

**Zone Case 183a of 2012**

104,106,108,110 Jacksonia St

**Zoning District:** R1A-VH

**Ward:** 25

**Council District:** 6, Councilperson R. Daniel Lavelle

**Neighborhood:** Central Northside

**Applicant:** October Development

**Owner:** October Development

Four new three story single family attached dwellings and one detached dwelling with one car parking pad for each dwelling unit.

**Variance:** 903.03.E.2      minimum 5ft interior side yard setback required and 0ft requested (units 1,2,3,4,5) and 2ft (unit 5 easterly side/Ramage Way)

for one car parking pads:  
minimum 5ft interior side yard setback required and 0.8ft (unit1) and 0.3ft (unit2) and 1.5ft (unit5 two sides) requested

minimum 5ft rear setback required and 0.5ft (units 3 & 4) requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** October 4, 2012  
**Time of Hearing:** 9:00  
**Zone Case 183b of 2012**

27-29 Jacksonia St

**Zoning District:** R1A-VH  
**Ward:** 25  
**Council District:** 6, Councilperson R. Daniel Lavelle  
**Neighborhood:** Central Northside  
**Applicant:** October Development  
**Owner:** October Development

Two new three story single family attached dwellings with one car parking pads at rear.

**Variance:** 903.03.E.2      minimum 5ft interior side yard setback required and 0ft (one side) and 3ft (another side) requested

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A

**Date of Hearing:** October 4, 2012  
**Time of Hearing:** 9:10  
**Zone Case 185 of 2012**

5800 Penn Ave

**Zoning District:** AP  
**Ward:** 8  
**Council District:** 9, Councilperson Rev. Ricky Burgess  
**Neighborhood:** Bloomfield  
**Applicant:** East Liberty Limited Partnership  
**Owner:** URA of Pittsburgh

New multi-unit residential structure with 54 units and 20 parking stalls.

**Variance:** 914.02.A                      37 on-site parking spaces required and 20 spaces proposed

Appearances  
For Appellant:

Objectors:

Observers:

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

**Date of Hearing:** October 4, 2012  
**Time of Hearing:** 9:20  
**Zone Case 198 of 2012**

4115 Butler St

**Zoning District:** LNC  
**Ward:** 9  
**Council District:** 7 ,Councilperson Patrick Dowd  
**Neighborhood:** Central Lawrenceville  
**Owner:** Bucket Trail LP  
**Applicant:** Bucket Trail LP

Existing building renovation for use as multi-unit residential with 6 units on 2<sup>nd</sup> and 3<sup>rd</sup> floors; 2,190 sq. ft. of 1<sup>st</sup> floor as retail sales and services(limited) and recreation and entertainment indoor(limited) (2,850 sq. ft. of 1<sup>st</sup> floor to remain vacant) with 3 existing integral parking spaces and one off-site parking space.

**Special Exception:** 914.07.G.2(a) off-site parking is a Special Exception – one off-site parking space requested

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

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Occupancy 23914, dated August 7, 1970, permitted occupancy “Store on 1<sup>st</sup> floor and 4 dwelling units”.



**Date of Hearing:** October 4, 2012

**Time of Hearing:** 9:40

**Zone Case 191 of 2012**

100 Boundary St

**Zoning District:** UI

**Ward:** 14

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

**Neighborhood:** Squirrel Hill South

**Owner:** Proctor David

**Applicant:** Proctor David

Review incidental salvage yard use as to existing auto/vehicle repair (limited).

**Review:** 923.02.B to permit use of incidental salvage yard

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

ZBA 232 of 2001, applicant's request to erect a 30'x40' 2<sup>nd</sup> floor addition at rear 1 story portion of existing 1 & 2 story mechanical repair shop with and existing abutting parking area and a 4' high chain link fence was granted.

**Notes:**

Certificate of Occupancy 76378, dated April 1997, permitted occupancy "One story structure for mechanical repair with abutting parking area with 4' high chain link fence".

Certificate of Occupancy 85570, dated 7/25/2003, permitted occupancy "Two story structure for mechanical repair with abutting parking area with 4ft high chain link fence".

**Date of Hearing:** October 4, 2012  
**Time of Hearing:** 9:50  
**Zone Case 195 of 2012**

270,274,370 N Craig St & 4612 Center Ave

**Zoning District:** OPR-B  
**Ward:** 4  
**Council District:** 8, Councilperson William Peduto  
**Neighborhood:** North Oakland  
**Applicant:** Armstrong Development Properties  
**Owner:** 101 Kappa Drive Associates #1

New one story structure for use as retail sales and services (general).

**Special Exception :** 908.03.D.2.e use of drive-through permitted  
913.03.F by Special Exception

**Variance:** 908.03.D.2(d) shall provide a prominent & highly visible street level of doorway or entrance on the façade of the building that fronts onto Craig St; waiver requested

shall maintain 65% building frontage along the established build-to line and 33% on Center Ave; 0% on N Craig St and 0% on Melwood Ave proposed

Appearances

For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A



**Date of Hearing:** October 4, 2012

**(continued from July 26, 2012)**

**Time of Hearing:** 10:10

**Zone Case 152 of 2012**

4073 Alger St

**Zoning District:** LNC

**Ward:** 15

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

**Neighborhood:** Greenfield

**Owner:** Averbach Richard & Mark Averbach

**Applicant:** Averbach Richard & Mark Averbach

Use of existing one story structure as vehicle/equipment repair (limited) with 30 parking stalls.

**Special Exception:** 911.04.A.73 use of vehicle/equipment repair (limited) is a Special Exception in LNC zoning district

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

ZBA 91 of 1978, variances, special exception granted to occupy existing one story structure as automobile & gasoline service station, with new canopy over pump island and 4 interior parking stalls.

**Notes:**

Certificate of Occupancy 38743, dated July 28, 1981, permitted occupancy "Automobile and gasoline service station and four interior parking stalls".
