



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

November 15, 2012

Date of Hearing: November 15, 2012

Time of Hearing: 9:00

Zone Case 220 of 2012

3128 Mary St

Zoning District: H

Ward: 16

Council District: 3, Councilperson Bruce Kraus

Neighborhood: Southside Flats

Applicant: Carl Stepanovich

Owner: John McGrath

Existing 20'x25' two car garage as an accessory to a single family dwelling located at 3125 Josephine St.

Variance: 912.01.A shall be located on the same zoning lot and the same zoning district as the primary structure

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

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 78453, location 3125 Josephine St, permitted occupancy "3-story one family dwelling with 12'x19'4" deck at 1st floor level and 14'x19'4" deck at 2nd floor level".

Date of Hearing: November 15, 2012
Time of Hearing: 9:10
Zone Case 225 of 2012

52 Garetta St

Zoning District: R2-L
Ward: 15
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Squirrel Hill
Applicant: Riverview Apts Inc.
Owner: Riverview Apts Inc.

450 sq. ft. identification sign for Riverview Towers.

Variance: 919.03.N.2(a) maximum 12 sq. ft. in sign face are permitted and 450 sq. ft. proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZC # 4 of 2012, request for 800 sq. ft. identification sign for Riverview Towers was denied.

Notes:

Certificate of Occupancy 7605, dated 4/4/2011, use: one story 3,883 sq. ft. dining and multi-purpose room extension at rear of existing seven story structure.

Date of Hearing: November 15, 2012
Time of Hearing: 9:20
Zone Case 226 of 2012

519 N Highland Ave

Zoning District: R2-H
Ward: 11
Council District: 9, Councilperson Rev. Ricky Burgess
Neighborhood: East Liberty
Applicant: STRADA Architecture LLC
Owner: School District of Pittsburgh

60 sq. ft. identification LED sign for the Barack Obama Academy.

Variance: 919.03.O.3 electronic non-advertising signs are not permitted in R2 zoning district

Variance: 919.03.N.2(a) maximum 12 sq. ft. in sign face area permitted and 60 sq. ft. requested

minimum 5ft from any lot line permitted and 2ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 100 of 2012, request to erect a temporary 12ftx24ft wall mounted sign for the Barack Obama Academy on the side of the Peabody High School building was approved with the following condition: 1 The banner will be removed within one year of its posting.

Notes:

Certificate of Occupancy 35126, dated 1/10/1979, permitted occupancy "2200 student capacity public high school with a fifty stall minor parking area".

Date of Hearing: November 15, 2012
Time of Hearing: 9:30
Zone Case 227 of 2012

134 Enterprise St

Zoning District: UI
Ward: 12
Council District: 9, Councilperson Rev. Ricky Burgess
Neighborhood: Larimer
Owner: Simon Robert O & Janet L
Applicant: Simon Robert O & Janet L

1,200 sq. ft. one story addition to the existing one story structure for use as an office (general) with 25 off-site parking stalls to be located at 143-145 Enterprise St.

Variance : 904.07.C.3 minimum 10ft interior side setback required and 0ft requested

Special Exception: 914.07.G.2(a) off-site parking is a Special Exception; 25 off-site parking spaces proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
ZBA 240 of 1969, variance granted to permit erection of a 1 story structure to be used for storage and distribution of crankshafts, with accessory office and 2 parking stalls in front, the side wall to be 14' from the property line.

Notes:

Certificate of Occupancy 23355, dated 12/19/1969, permitted occupancy "One story warehouse with an office and two parking stalls for receiving and dispatching of crankshafts".

Certificate of Occupancy, dated 1986, permitted occupancy "Continued use of existing one story structure as a warehouse with storage, receiving and distributing of auto parts with incidental office and four outdoor parking stalls".

Certificate of Occupancy 74973, dated Jan 14, 1998, permitted occupancy "1 - story warehouse for storage of furniture and household items with occasional estate sales as an incidental use, with four existing outdoor parking stalls".

Date of Hearing: November 15, 2012
Time of Hearing: 9:40
Zone Case 230 of 2012

401 E Ohio St

Zoning District: LNC

Ward: 23

Council District: 1, Councilperson Darlene Harris

Neighborhood: East Allegheny

Applicant: East Allegheny Revitalization Corporation

Owner: Priory Development Company LLC

57.4 sq. ft. wall mounted convenience information sign.

Variance: 919.03.I shall not project more than 4 inches and 6 inches proposed

shall not exceed 18 sq. ft. in face area and 57.4 sq. ft. proposed

Review: 923.02.B review under 923.02.B (sign classification)

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 200802256, dated 12/11/2008, permitted occupancy "Restaurant (limited) on first floor of existing building (Rita's Ice).

Date of Hearing: November 15, 2012
Time of Hearing: 9:50
Zone Case 231 of 2012

Davison St (parcel 49-C-158)

Zoning District: RM-M
Ward: 9
Council District: 7, Councilperson Patrick Dowd
Neighborhood: Central Lawrenceville
Owner: Diocese of Pittsburgh
Applicant: Waterford Land Partners , LP

31 new two story single family attached dwellings.

Variance: 903.03.C.2 minimum 25ft rear setback required and 18ft requested

 minimum 25ft exterior side yard setback required and 15ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

N/A

Date of Hearing: November 15, 2012
Time of Hearing: 10:00
Zone Case 233a of 2012

Greenleaf St (parcel:7-P-9)

Zoning District: H
Ward: 19
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Duquesne Heights
Applicant: Lamar Advertising Co.
Owner: Martin Media

Existing advertising sign relocation: new location on the same lot.

Special Exception: 921.03.E nonconforming sign relocation
Shall be authorize as a Special
Exception

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
Certificate of Occupancy
47503, dated 9/9/1935,
permitted occupancy "Two
12'x25' ground signs (Issued
on the basis of sign
registration billing #5296
renewed annually prior to
1958. Original application
destroyed)".

Date of Hearing: November 15, 2012
Time of Hearing: 10:00
Zone Case 233b of 2012

210 S Main St

Zoning District: H
Ward: 19
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Duquesne Heights
Applicant: Lamar Advertising Co.
Owner: Martin Media

Existing advertising sign relocation: new location on the same lot.

Special Exception: 921.03.E nonconforming sign relocation
Shall be authorize as a Special
Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
Certificate of Occupancy
#30, dated 12/10/1968
permitted occupancy "One
ground sign".

Date of Hearing: November 15, 2012
Time of Hearing: 10:00
Zone Case 233c of 2012

S Main St (parcel: 7-N-20)

Zoning District: H
Ward: 19
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Duquesne Heights
Applicant: Lamar Advertising Co.
Owner: Martin Media

Existing advertising sign relocation: new location on the same lot.

Special Exception: 921.03.E nonconforming sign relocation
Shall be authorize as a Special
Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
Certificate of Occupancy
47611, dated 9/18/1985,
permitted occupancy "Two
12x25' ground signs and one
14'x48' ground sign (Issued
on the basis of sign
registration billing #5377
renewed annually prior to
1958.Original application
destroyed)".
