



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 29, 2012

Date of Hearing: November 29, 2012

Time of Hearing: 9:00

Zone Case 228 of 2012

1500 Chateau St

Zoning District: R2-H

Ward: 21

Council District: 6, Councilperson R. Daniel Lavelle

Neighborhood: Manchester

Applicant: La Prima Espresso Co. INC

Owner: Menzock Charles S

Use of existing one story structure as manufacturing and assembly (limited) with 9 existing parking spaces.

Variance: 911.04.A.39 use of manufacturing and assembly (limited) is not permitted in R2 zoning district

Variance: 925.06.A.2 maximum 4ft high open fence permitted and 8ft high fence proposed on the front and the exterior side

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 9328, dated 1/3/1956, permitted occupancy "Auto Service".

Certificate of Occupancy 15483, dated 9/27/1961, permitted occupancy "Automotive service, generators, starter, regulators, motor repairing, tools and parts".

Date of Hearing: November 29, 2012

Time of Hearing: 9:10

Zone Case 229 of 2012

7240 Hamilton Ave

Zoning District: R1A-M

Ward: 13

Council District: 9 ,Councilperson Rev. Ricky Burgess

Neighborhood: Homewood South

Applicant: Stubbs Ken

Owner: Stubbs Ethel

Use of the portion of the lot as outdoor sales and services (hot dog sale).

Special Exception: 921.02.A.1 expansion of a nonconforming use
Is a Special Exception

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 69123, dated 3/15/1995, permitted occupancy "Continued use of existing land as a used car lot with a one story accessory office building and an existing 8' high chain link fence".

Certificate of occupancy 200804215, dated 12/31/2008, permitted occupancy "Continued use of one story structure as vehicle/equipment sales-limited with existing 8' chain fence surrounding property".

Date of Hearing: November 29, 2012
Time of Hearing: 9:20
Zone Case 233 of 2012

1321 Sandusky St

Zoning District: NDO
Ward: 22
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Central Northside
Applicant: Mario Peluso
Owner: Mario Peluso

20ft x 13ft deck at rear of 2 ½ story single family dwelling.

Variance: 904.01.C.2 minimum 5ft rear setback required and
0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A
Notes:

Certificate of Occupancy
70262, dated 9/26/1995,
permitted occupancy "2 ½
story two family dwelling with
one outdoor parking stall in
rear (party wall structure)".

Date of Hearing: November 29, 2012

Time of Hearing: 9:30

Zone Case 234 of 2012

2461 Underwood St

Zoning District: R1D-H, LNC

Ward: 32

Council District: 4 ,Councilperson Natalia Rudiak

Neighborhood: Overbrook

Owner: Duetscher Sport Verein Von 1924 of Pittsburgh

Applicant: Duetscher Sport Verein Von 1924 of Pittsburgh

New one story structure for use as club (general).

Special Exception: 911.04.A.88 use of club (general) in LNC zoning District is a Special Exception

Variance: 916.2.A minimum 15ft rear set required and
903.03.D.2 2ft proposed

minimum 15ft interior side yard setback required and 2.5ft proposed

Variance: 914.09.A.1 off-street parking area shall not be located within 10ft of the street right-of-way and 0ft requested

Variance: 922.04.E.3.b the street level façade shall be transparent no less than 60% of the building façade and 18% requested

Variance: 922.04.E.3.e.i no parking spaces shall be located between the front building façade and the front lot line; no corner lot shall be used as off-street parking and 12 parking spaces proposed

Past Cases and Decisions:

N/A

Notes:

N/A

Variance: 918.03.A

all sides screening required and
no screening on rear and interior
yards proposed

Variance: 918.03.B.1(a)

landscape screening shall be a
minimum depth of 5ft and 0ft
requested

Appearances

For Appellant:

Objectors:

Observers:

Date of Hearing: November 29, 2012
Time of Hearing: 9:40
Zone Case 235 of 2012

3247 Ward St

Zoning District: R1A-H
Ward:
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: South Oakland
Applicant: Nathan D. Hart
Owner: Justin Abraham

New three story multi-unit residential structure (4 units) with one story three car garage at rear yard.

Variance: 911.04.A.85 multi-unit residential structure is not permitted in R1A zoning district

Variance: 903.03.D.2 minimum 5ft interior yard setback required and 0ft requested (easterly side)

for proposed 3-car garage:
minimum 5ft interior yard setback required and 0ft requested(2 sides)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A
Notes:
N/A

Date of Hearing: November 29, 2012
(continued from October 4, 2012)

Time of Hearing: 10:00

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".

Date of Hearing: November 29, 2012
Time of Hearing: 10:10
Zone Case 239 of 2012

6815 Hamilton Ave

Zoning District: UI/R2-L

Ward: 12

Council District: 9, Councilperson Rev. Ricky Burgess

Neighborhood: Homewood West

Owner: Dah Partners LP

Applicant: Dah Partners LP

Use of recreation & entertainment outdoor (general) with 10 on-site parking stalls and 71 off-site parking spaces: 46 spaces located on 6814 Kelly St and 25 spaces located on the corner of Hamilton Ave & N Dallas Ave.

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

Special Exception: 914.07.G.2(2)off-site parking areas require the same or less restrictive zoning classification than that required for for the use served; 46 off-site spaces will be located in R2-L zoning district

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy, dated 1994, permitted occupancy "One story light metal fabrication shop with incidental offices (one story easterly extension 40'x20')".

Certificate of Occupancy 200700236, dated 8/24/210, permitted occupancy "19'x16' concrete loading dock on N Dallas Ave side of existing one story structure used for light metal fabrication shop(manufacturing-general)".

Certificate of Occupancy 6727, dated 1992, location 6814 Kelly St, permitted occupancy "2 ½ story one family dwelling with use of lot for school buses with 6' high solid wood fence".
