



**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

December 6, 2012

**Date of Hearing:** December 6, 2012

**Time of Hearing:** 9:00

**Zone Case 236 of 2012**

1 Wild Pl

**Zoning District:** P

**Ward:** 11

**Council District:** 7, Councilperson Patrick Dowd

**Neighborhood:** Highland Park

**Applicant:** AT&T Communication Facility P231

**Owner:** City of Pittsburgh

Existing communication tower replacement with 35ft high communication tower Class A.

**Special Exception:** 911.04.A.13 communication tower class A is a Special Exception in P zoning district

**Variance:** 911.04.A.13(3) all towers shall be designed for co-location and the tower will not allow additional carriers for co-location

**Variance:** 911.04.A.13.9.viii.b fencing around the base of the tower required and no fencing proposed

**Variance:** 911.04.A.13(b).2.iv a fence or wall not less than 6 ½ft in height shall be constructed around a tower and around each guy anchor and peripheral support and no fence or wall proposed

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** December 6, 2012  
**Time of Hearing:** 9:10  
**Zone Case 237 of 2012**

745 N Negley Ave

**Zoning District:** RM-M  
**Ward:** 11  
**Council District:** 7, Councilperson Patrick Dowd  
**Neighborhood:** East Liberty  
**Applicant:** Mount Ararat Baptist Church (prospective owner)  
**Owner:** 751 North Negley Associates LP

Use of existing three story structure as a community center (limited) with 9 on-site parking stalls and 19 off-site parking stalls located at 5538 Stanton Ave.

**Special Exception:** 911.04.A.14 use of community center (limited)  
Is a Special Exception in RM  
Zoning district

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Occupancy 44315, dated 5/22/1984, permitted occupancy "Three story day care, kindergarten, elementary and secondary education facility with a 19 car minor parking area across Samantha Way and 9 stalls on site".

**Date of Hearing:** December 6, 2012  
**Time of Hearing:** 9:20  
**Zone Case 238 of 2012**

S 27<sup>th</sup> St & Larkins Way

**Zoning District:** R2-VH  
**Ward:** 16  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** Southside Flats  
**Applicant:** Heartland Homes INC  
**Owner:** Larkins & 27<sup>th</sup> LP

7 new three story single family attached dwellings with two car integral garages.

**Variance:** 903.03.E.2      minimum 1,200 sq. ft. lot size permitted and 1,060 sq. ft. requested for the units 1,2,3,4 located on S 27<sup>th</sup> St

minimum 5ft exterior side setback required and 0ft requested (unit4)

minimum 5ft interior yard setback required and 4.5ft requested (unit5)

**Variance:** 926.126      lot must have at least one front on a street

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A

**Date of Hearing:** December 6 , 2012

**Time of Hearing:** 9:30

**Zone Case 240 of 2012**

4800 Harrison St

**Zoning District:** UI

**Ward:** 9

**Council District:** 7, Councilperson Patrick Dowd

**Neighborhood:** Central Lawrenceville

**Applicant:** George & Faye Evans (prospective owner)

**Owner:** Cromie David Clinton

Use of 1,000 sq. ft. of the existing one story structure as a single family unit and use of 4,400 sq. ft. as an art studio with 13 parking stalls located on 4806 Harrison St (as one lot).

**Variance:** 911.04.A.69      single family residential unit is not Permitted in UI zoning district

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

Certificate of Occupancy 23839, location 4608-08-10 Harrison St, dated 6/16/1970, permitted occupancy "Community parking area -13 parking stalls".

**Date of Hearing:** December 6, 2012  
**Time of Hearing:** 9:40  
**Zone Case 241 of 2012**

6316 Aylesboro Ave

**Zoning District:** R2-L

**Ward:** 14

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

**Neighborhood:** Squirrel Hill North

**Applicant:** Marc Anthony Management Company LP

**Owner:** Marc Anthony Management Company LP

20'X24' (L-shaped) addition on the easterly side of an existing two story single family attached dwelling.

**Variance:** 903.03.B.2      5ft interior yard setback required and 4.5ft requested

30ft front setback required and 27ft requested

Appearances

For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A

**Date of Hearing:** December 6, 2012  
**Time of Hearing:** 9:50  
**Zone Case 242 of 2012**

4601 Friendship Ave

**Zoning District:** R1A-VH  
**Ward:** 9  
**Council District:** 7 ,Councilperson Patrick Dowd  
**Neighborhood:** Bloomfield  
**Owner:** Buccigrossi Dominic & Nancy  
**Applicant:** Buccigrossi Dominic

80.25 sq. ft. wall painted business ID sign.

**Variance:** 919.01.F      no sign shall be erected or painted  
identifying a non-conforming use  
without review by Zoning Board of  
Adjustment

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Occupancy  
16278, dated 7/2/1962,  
permitted occupancy  
"Storage, office and garage".

**Date of Hearing:** December 6, 2012  
**Time of Hearing:** 10:00  
**Zone Case 243 of 2012**

132 Nobles Ln

**Zoning District:** R2-L  
**Ward:** 29  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** Carrick  
**Owner:** Vladimir Shabanov  
**Applicant:** Vladimir Shabanov

Use of existing two story structure as two family dwelling.

**Variance:** 903.03.B.2      minimum 3,000 sq. ft. lot size per unit required and 1,332 sq. ft. requested

**Variance:** 914.02.A      one additional parking space required and 0 requested

Appearances  
For Appellant:

Objectors:

Observers:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A



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