



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

February 9, 2012

Date of Hearing: February 9, 2012

Time of Hearing: 9:00

Zone Case 2 of 2012

138 Ruth St

Zoning District: R1D-H

Ward: 19

Council District: 3 Councilperson Bruce Kraus

Neighborhood: Mt Washington

Applicant: Macellaro John & Georgiana

Owner: Macellaro John & Georgiana

Use of three story structure as two family dwelling.

Special Exception: 921.02.A.4 change of an existing nonconforming use to another is a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 440 OF 1989, SE granted to occupy the front portion of the first floor as a neighborhood grocery store subject to the following conditions:
1. Take out delicatessen sandwich shop shall not be located at the subject property.
2. The hours of operation shall be strictly limited to 7:00 am to 7:00 pm.
3. The second and third floors shall be used for residential occupancy limited not more than 4 lodgers.
4. All refuse shall be stored within the structure until the time set for pick-up commercial hauler.
5. A floor plan identifying the area to be used for the grocery store shall be filed of record with the ZBA.

Notes:

Certificate of Occupancy 25463, dated 4/26/1972, permitted occupancy "3 story building, 1st floor grocery store and 1 dwelling unit upper floor-total of four lodgers".

Certificate of Occupancy 56209, dated 10/11/1989, permitted occupancy "Grocery store (800 sq. ft.) with one dwelling on first floor; four lodgers on above floors. Third floor to remain vacant".

Date of Hearing: February 9, 2012

Time of Hearing: 9:40

Zone Case 20 of 2012

350 W Station Square Dr

Zoning District: SP-4

Ward: 19

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: South Shore

Owner: Gateway Clipper Fleet

Applicant: Gateway Clipper Fleet

One new 67.8 sq. ft. entry ground sign and nine way finding signs.

Variance: 909.01.1.4(b)
amendment #1 to the Preliminary
Land Development Plan
(sign guidelines)

for entry ground sign 20 ft height
requested and 18 ft required;
for way finding signs 10'-9 ½ "
(for sign type 4) & 13ft
(for sign type 8) requested and
maximum 7 ½ ft in height
permitted

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Zoning
Classification 135973, dated
7/30/2010, described the use
of property as vacant land.

Date of Hearing: February 9, 2012

Time of Hearing: 9:50

Zone Case 12 of 2012

938 S Braddock Ave

Zoning District: R1D-M

Ward: 14

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Regent Square

Owner: Gura Nathan A

Applicant: Gura Nathan A

One car parking stall 8'x19' on rear of two story single family dwelling

Variance: 912.04.B

minimum 2 ft rear set back
required and 1 ft requested

Variance :912.04.C

minimum 5 ft interior side yard
set back required and 0 ft
requested

Variance :914.09.H.I

minimum 8.5 ft stall width
required and 8 ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: February 9, 2012

Time of Hearing: 10:00

Zone Case 15 of 2012

1221 Buena Vista Dr

Zoning District: R1A-H

Ward: 22

Council District: 6, Councilperson Daniel Lavelle

Neighborhood: Central Northside

Owner: Deis Daniel & Kathleen

Applicant: Deis Daniel & Kathleen

Existing rear porch enclosure for single family attached dwelling.

Variance: 903.03.D.2

5 ft minimum interior side yard setback required and 0 ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Zoning Classification dated 7/11/2000, described use of property as residential.

Certificate of Zoning Classification 117452, dated 4/12/2007, described use of property as row house.

Date of Hearing: February 9, 2012

Time of Hearing: 10:10

Zone Case 18 of 2012

5501 Black St

Zoning District: R3-L

Ward: 11

Council District: 7, Councilperson Patrick Dowd

Neighborhood: East Liberty

Owner: Thomas GH Liang

Applicant: Thomas GH Liang

Renovation of three unit residential structure to four unit residential dwelling with one off-site parking stall to be located at 5505 Black St.

Variance: 911.02 use is not permitted in R3 District

Variance:903.03.B.2 minimum lot size per unit 3,000 sq. ft. required and 1,488.75 sq. ft. requested

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 28537, dated 4/11/1975, permitted occupancy "2 ½ story 3 family dwelling and one car detached garage".
