



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 16, 2012

Date of Hearing: February 16, 2012

Time of Hearing: 9:00

Zone Case 17 of 2012

634 Seagirt St

Zoning District: RM-M

Ward: 13

Council District: 9, Councilperson Rev. Ricky Burgess

Neighborhood: Homewood

Applicant: Jones James Carl & Zora

Owner: Jones James Carl & Zora

New 10ft x43ft storage shed for two story single family dwelling.

Variance: 903.03.C.2

25 ft minimum front set back
required and 20 ft requested

Past Cases & Decisions:

ZBA Case 330 of 1973,
variance granted to permit
erection of 2 car garage.

Notes:

Certificate of Occupancy
40338, dated 6/23/1982,
permitted occupancy "One
family dwelling with parking
space for one car Enclose
rear porch and one story
extension 9'x9' and 6'x7'".

Appearances

For Appellant:

Objectors:

Observers:

Date of Hearing: February 16, 2012
Time of Hearing: 9:10

2404 Railroad St

Zone Case 19 of 2012

Zoning District: UI

Ward: 2

Council District: 6, Councilperson Daniel Lavelle

Neighborhood: Strip District

Applicant: Cork Factory 2 LLC

Owner: Cork Factory 2 LLC

1,998 sq. ft. sign for temporary construction fencing

Variance : 919.03.F.3 maximum 32 sq. ft. in face area
permitted and 1,998 sq. ft.
requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Zoning
Classification 209120, dated
8/3/92, described use of
property as vacant land.

Date of Hearing: February 16, 2012

Time of Hearing: 9:20

Zone Case 24 of 2012

614 Lockhart St

Zoning District: R1A-VH

Ward: 23

Council District: 1, Councilperson Darlene Harris

Neighborhood: East Allegheny

Applicant: Robert Baumbach

Owner: Chris & Lisa Gibson

New three story detached single family dwelling.

Variance: 903.03.E.2

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

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 402 OF 1975, SE
Granted use for fraternal
organization (private club)

ZBA 18 OF 1988, SE
Granted for business offices
with incidental storage.

Notes:

Certificate of occupancy,
dated 4/6/1978, permitted
occupancy" Fraternal club
(rear extension).

Certificate of Zoning
Classification 24960, dated
4/19/1988, described use of
property as social club.

Date of Hearing: February 16, 2012

Time of Hearing: 9:30

Zone Case 23 of 2012

460 Cedarville St

Zoning District: R2-VH

Ward: 8

Council District: 7, Councilperson Patrick Dowd

Neighborhood: Bloomfield

Applicant: 231 Commercial Ave LP

Owner: 231 Commercial Ave LP

Four new single family attached dwellings.

Variance: 903.03.E.2 minimum 5 ft interior side yard
set back required and 0 ft one
one side and 2 ft another side
(for each structure) requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: February 16, 2012

Time of Hearing: 9:40

Zone Case 25 of 2012

5700 Centre Ave

Zoning District: RM-VH

Ward: 7

Council District: 8, Councilperson William Peduto

Neighborhood: Shadyside

Owner: N & P Partnership

Applicant: Clinton Liddick

Use of 3,303.5 sq .ft. as restaurant (general) on the first floor of ten story structure.

Variance: 911.02 use is not permitted in RM district

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 294 OF 2002, request granted to change the occupancy of a portion of the first floor of an existing 10 story apartment building with a 100 stall parking garage from commercial space to 3 dwelling units; an existing beauty shop and restaurant on remainder of 1st floor and 136 dwelling units above to remain.

Notes:

Certificate of Occupancy 22530, dated 11/13/1969, permitted occupancy "Apartment hotel, valet shop, beauty and barber shops, drug store, restaurant, repairs shop and parking garage".

Date of Hearing: February 16, 2012

Time of Hearing: 10:00

Zone Case 26 of 2012

Stevenson St & Our Way & Colwell St

Zoning District: GT-E

Ward: 3

Council District: 6, Councilperson R. Daniel Lavelle

Neighborhood: Uptown

Owner: William Penn Parking

Applicant: William Penn Parking

Reconfiguration of 69 parking spaces for a commercial parking lot (general).

Special Exception: 921.02.A.4(b) change to another non-conforming use based on number of parking spaces is a SE

Appearances
For Appellant:

Objectors:

Observers:

Observers:

Past Cases & Decisions:
N/A

Notes:
Certificate of Occupancy 47566, dated 9/13/1985, permitted occupancy "93 stall public parking lot".
