



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 23, 2012

Date of Hearing: February 23, 2012

Time of Hearing: 9:00

Zone Case 27 of 2012

6332 Dean St

Zoning District: RM-M

Ward: 12

Council District: 9, Councilperson Rev. Ricky Burgess

Neighborhood: Lincoln-Lemington –Belmar

Applicant: Givner Damon R Daniels Royce

Owner: Givner Damon R Daniels Royce

32 ft x 46 ft new two car detached garage on westerly lot for two story single family dwelling

Variance: 903.03.C.2

25 ft exterior side yard set back required and 2.1 ft requested

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Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 70006, dated 8/14/1995, permitted occupancy "Three story one family dwelling with one car detached garage with 3-1/2' cyclone fence in front yard and 6' high cyclone fence in rear yard".

Date of Hearing: February 23, 2012

Time of Hearing: 9:10

Zone Case 30 of 2012

107 6th St

Zoning District: GT-C

Ward: 2

Council District: 6, Councilperson R. Daniel Lavelle

Neighborhood: Central Business District

Applicant: Shamrock Building Services Inc

Owner: RLJ III RH Pittsburgh LP

New projecting sign for Renaissance hotel.

- Variance :** 919.03.M.8(d)iii maximum 4 ft permitted extension from the front of a building and 12 ft requested
- Variance :** 919.03.M.7(e) maximum 8 inches in sign height permitted; and 20 inches (front side) and 15 inches(sides) requested
- Variance :** 919.03.M.7(d)ii maximum 9 sq. ft. per sign side required and 56 sq. ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 80974, dated 2/9/2001, permitted occupancy "300 room hotel, with restaurant on first floor, with business center and conference facilities on second & third floor".

Date of Hearing: February 23, 2012

Time of Hearing: 9:20
2676 West Liberty Ave

Zone Case 28 of 2012

Zoning District: HC

Ward: 19

Council District: 4, Councilperson Natalia Rudiak

Neighborhood: Beechview

Applicant: Accel Sign Group

Owner: Rohrich David A

Ground sign replacement for Chevrolet.

Variance: 919.03.M.4(b)

60 sq. ft. in face area permitted
and 77.44 sq. ft. requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy, permitted occupancy "Automobile sales and service with incidental office and showroom".
Certificate of Zoning Classification 130453, dated 7/17/2009, described current use of property "Auto sales and service".

Date of Hearing: February 23, 2012

Time of Hearing: 9:30
Zone Case 29 of 2012
4840 Harrison St

Zoning District: UI

Ward: 9

Council District: 7, Councilperson Patrick Dowd

Neighborhood: Central Lawrenceville

Applicant: Locomotive Development L.P.

Owner: Locomotive Development L.P.

Additional eight parking spaces to the existing 26 automobile parking spaces for multi-unit residential buildings.

Variance: 904.07.C minimum 10 ft interior side yard
set back required and 5 ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 79 OF 2011, Granted use of existing 4 story building and new 3 story building as multi-unit residential with 34 units and 26 automobile parking spaces with 10 bicycle parking spaces.

Notes:

N/A

Date of Hearing: February 23, 2012

Time of Hearing: 9:40

Zone Case 32 of 2012

238 Atwood St

Zoning District: OPR-A

Ward: 4

Council District: 6, Councilperson R. Daniel Lavelle

Neighborhood: Central Oakland

Owner: Stephen P Schachner Revocable Trust

Applicant: Stephen P Schachner Revocable Trust

New six unit three story residential building

Variance: 908.03.D.1 use is not permitted in OPR-A district

Variance: 914.02.A minimum 6 off-street parking spaces
required & 2 compact parking
spaces requested

Variance: 912.04.B 2ft rear set back required and 8"
requested

Variance: 908.03.D.(c) maximum 80% lot coverage
Required and 87% requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Zoning
Classification dated
4/28/1997, described use of
property as parking lot for
apartments.

Date of Hearing: February 23, 2012

Time of Hearing: 9:50

Zone Case 33 of 2012

428 S 27th St

Zoning District: SP-5

Ward: 16

Council District: 3, Councilperson Bruce Kraus

Neighborhood: South Side Works

Owner: BD Mongolian Grill

Applicant: BD Mongolian Grill

Sidewalk café with three seat tables with four chairs each as an accessory to a restaurant.

Variance: 911.04.A.68(d) sidewalk café area shall be separated by removable barrier surrounding the perimeter; the height of the barrier shall be approximately 3ft and removed when the café is closed; proposed barrier is removable, but will only be taken down at the end of season

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: February 23, 2012

Time of Hearing: 10:00

Zone Case 31 of 2012

Zoning District: N/A

Ward: N/A

Council District: N/A

Neighborhood: N/A

Owner: N/A

Applicant: Lamar Advantage GP Company, LLC

Substantive validity challenge

Code Section: 923.02.B

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A