



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 7, 2013

<p>Date of Hearing: February 7, 2013 Time of Hearing: 9:00 Zone Case 204 of 2012</p> <p>2112 Wilson Ave</p> <p>Zoning District: LNC Ward: 25 Council District: 6, Councilperson R. Daniel Lavelle Neighborhood: Perry South Applicant: John E Astarb Owner: John E Astarb</p> <p>Existing one story garage for household storage.</p> <p>Variance: 912.01.D shall be located on the same zoning lot and the same zoning district as the primary structure</p> <p>Variance: 904.02.C.3 minimum 5ft rear setback required and 0ft requested</p> <p><u>Appearances</u> For Appellant:</p> <p>Objectors:</p> <p>Observers:</p>	<p>Past Cases & Decisions: ZC 241 of 1984, Special Exception denied to occupy existing 1-story structure as mechanical repair garage (no body and tender work).</p> <p>Notes: N/A</p>
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Date of Hearing: February 7, 2013
Time of Hearing: 9:10
Zone Case 27 of 2013

2232 Sarah St

Zoning District: R1A-VH
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: 2232 Sarah Street LLC
Owner: 2232 Sarah Street LLC

Use of 1,350 sq. ft. of first floor of one story structure as restaurant (limited).

Special Exception: 921.02.A.4 change from a one nonconforming use to another is a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZC # 208 of 2011, a Special Exception approved to change an auto/home glass repair shop to "5 Hour Energy"; change from one nonconforming use to another.

Notes:

Certificate of Occupancy 200602893, dated 2/12/2007, permitted occupancy "Continued use of existing one story structure at 118 S 23rd street as an auto and home glass repair shop and 2232 Sarah St as a laundromat(change of owner's name only)".

Date of Hearing: February 7, 2013
Time of Hearing: 9:20
Zone Case 28 of 2013

137-139 Bausman St

Zoning District: R1D-H
Ward: 30
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Cogley James & Lois
Owner: Cogley James & Lois

Use of three story structure as multi-unit residential with 6 residential units.

Special Exception: 921.02.A.4 change from a one nonconforming use to another is a Special Exception

Variance: 914.02.A 2 additional parking spaces required and 0 requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy dated 11/15/1967, permitted occupancy "Storerooms and offices 1st floor, Two 1-family apartments -2nd floor, Two 1-family apartments-3rd floor, Storage-basement".

Certificate of Occupancy 57560, dated 7/27/1990, permitted occupancy "Use of 2 story rear structure for glass replacement company office and storage area".

Date of Hearing: February 7, 2013
Time of Hearing: 9:30
Zone Case 29 of 2013

5701 Phillips Ave

Zoning District: RM-M

Ward: 14

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Squirrel Hill South

Applicant: Gateway Engineers/Pat Cooper

Owner: UPMC Senior Communities

Enlargement of existing of nonconforming use, by the addition of 34 new parking stalls and new retaining wall along front property line.

Special Exception: 921.02.A.1 enlargement of existing nonconforming use is a Special Exception

Variance: 903.03.C.2 minimum 25ft front setback required and 9ft requested (parking)

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 12-B-00987, dated 7/9/2012, permitted occupancy "12ftx38ft addition to existing 10ftx38ft one story storage shed in northwesterly corner of nursing home property".
