



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

March 8, 2012

Date of Hearing: March 8, 2012

Time of Hearing: 9:00

Zone Case 35 of 2012

2115 Wharton St

Zoning District: R1A-VH

Ward: 16

Council District: 3, Councilperson Bruce Kraus

Neighborhood: Southside Flats

Applicant: Kajon Materials Inc

Owner: Kajon Materials Inc

Two story addition above existing one story structure for use as two family dwellings and an office space on first and second floors.

Variance: 921.02.A.1(a).(1)

maximum increasing of the total floor area for nonconforming use 15 % permitted and 80 % requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 135 of 2010, request for one –and-two story addition with roof-top deck above existing one-story structure for use as a single family dwelling with integral first floor one-car garage granted.

Notes:

Certificate of Zoning classification, dated 3/9/1994, described use of property “office building”.

Date of Hearing: March 8, 2012
Time of Hearing: 9:10

Zone Case 37 of 2012
2414 Burham St

Zoning District: R1D-H
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Southside Slops
Applicant: Patrick Brian L
Owner: Patrick Brian L

One car parking pad on rear of two story single family dwelling.

Variance: 912.04.B minimum 2ft rear set back required
and 0 ft requested

Variance:914.09.H 19ft parking stall depth required
and 17 ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A
Notes:

Certificate of Zoning
Classification 137226, dated
10/28/2010, described
current use of property as
single family residential.

Date of Hearing: February 9, 2012

Time of Hearing: 9:30

Zone Case 39 of 2012

0 Forward Ave

Zoning District: R1D-H

Ward: 14

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Greenfield

Owner: Gula Judith A

Applicant: Gula Judith A

24 ft x 24 ft new two car garage for single family detached dwelling at 739 Saline St

Variance: 912.01

accessory uses must be located on the same lot & another lot requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: March 8, 2012

Time of Hearing: 9:40

Zone Case 42 of 2012

2733 Cobden St

Zoning District: R1D-H

Ward: 16

Council District: 3, Councilperson Bruce Kraus

Neighborhood: South Side Slopes

Owner: Josephs Daniel

Applicant: Josephs Daniel

17ft x20ft two car parking pad located in side lot as accessory use for single family dwelling.

Variance: 903.03.D.2

minimum 5 ft interior side yard set back required and 1'-2" requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: March 8, 2012

Time of Hearing: 9:50

Zone Case 40 of 2012

1269 Duffield St

Zoning District: R2-L

Ward: 10

Council District: 7, Councilperson Patrick Dowd

Neighborhood: Morningside

Owner: Laffey Sharon

Applicant: Laffey Sharon

Use of four chickens as accessory use (urban agriculture with animals) to a single family dwelling (3,303 sq. ft. lot area).

Variance: 912.07.B(8) use of urban agriculture with animals is a Special Exception

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of occupancy 61617, dated 11/15/1991, permitted occupancy for one family dwelling (wheelchair ramp in front yard 12'6"x14').

Date of Hearing: March 8, 2012

Time of Hearing: 10:00

Zone Case 21a of 2012

131 Holly Way

Zoning District: R1A-VH

Ward: 9

Council District: 7, Councilperson Patrick Dowd

Neighborhood: Central Lawrenceville

Owner: Urban Redevelopment Authority of Pittsburgh

Applicant: Jack Johnston

New single family detached dwelling with one garage and one shed as accessory use to proposed dwelling.

Variance: 903.03.E.2 minimum 5ft front set back required
and 0 ft requested

minimum 5ft front set back required
and 0ft requested for opaque fence and
garage

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: March 8, 2012
Time of Hearing: 10:00
Zone Case 21b of 2012
138 Home St

Zoning District: R1A-VH
Ward: 9
Council District: 7, Councilperson Patrick Dowd
Neighborhood: Central Lawrenceville
Owner: Urban Redevelopment Authority of Pittsburgh
Applicant: Jack Johnston

New single family attached dwelling with garage in rear.

Variance: 903.03.E.2

minimum 5 ft interior side yard set back required and 4.9 ft requested

minimum 5ft interior side yard set back for accessory use required and 0 ft for garage and 2 ft for condenser requested

minimum 5 ft front set back required and 0ft requested for opaque fence

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: March 8, 2012
Time of Hearing: 10:00
Zone Case 21c of 2012

130 Home St
Zoning District: R1A-VH
Ward: 9
Council District: 7, Councilperson Patrick Dowd
Neighborhood: Central Lawrenceville
Owner: Urban Redevelopment Authority of Pittsburgh
Applicant: Jack Johnston

New single family attached dwelling with garage in rear.

Variance: 903.03.E.2 minimum 5ft interior side yard set
back required and 0ft for garage
and 1 ft for condenser requested

minimum 5 ft front set back required
and 0 ft requested for opaque fence

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: March 8, 2012
Time of Hearing: 10:00
Zone Case 21e of 2012

4618 Hatfield St
Zoning District: R1A-VH
Ward: 9
Council District: 7, Councilperson Patrick Dowd
Neighborhood: Central Lawrenceville
Owner: Urban Redevelopment Authority of Pittsburgh
Applicant: Jack Johnston

New single family attached dwelling.

Variance: 903.03.E.2 minimum 5ft interior side yard set back required and 1 ft for condenser requested

minimum 5 ft rear set back required and 1ft for condenser requested

minimum 5 ft front set back required and 0 ft for opaque fence requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: March 8, 2012
Time of Hearing: 10:00
Zone Case 21f of 2012
4614 Hatfield St
Zoning District: R1A-VH
Ward: 9
Council District: 7, Councilperson Patrick Dowd
Neighborhood: Central Lawrenceville
Owner: Urban Redevelopment Authority of Pittsburgh
Applicant: Jack Johnston

New single family attached dwelling.

Variance: 903.03.E.2 minimum 5ft front set back required and 0 ft requested
 minimum 5ft exterior side yard set back required and 2 ft requested

 minimum 5ft interior side yard set back required and 1 ft for condenser requested
 minimum 5 ft rear set back required and 1ft for condenser requested
 minimum 5 ft front set back required and 0ft for opaque fence requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: March 8, 2012
Time of Hearing: 10:00
Zone Case 21k of 2012
4528 Hatfield St

Zoning District: R1A-VH
Ward: 9
Council District: 7, Councilperson Patrick Dowd
Neighborhood: Central Lawrenceville
Owner: Urban Redevelopment Authority of Pittsburgh
Applicant: Jack Johnston

New single family attached dwelling.

Variance: 903.03.E.2 minimum 5ft exterior yard set back required and 2 ft requested

 minimum 5 ft interior side yard set back required and 1 ft for condenser requested

 minimum 5ft interior yard set back required and 0 ft for opaque fence requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: March 8, 2012

Time of Hearing: 10:10

Zone Case 41 of 2012

462 Nartchez St

Zoning District: R1D-H

Ward: 19

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: Mount Washington

Owner: Slipko Yevgen

Applicant: Slipko Yevgen

Use of 2 ½ story single family detached dwelling as two family dwellings.

Variance: 911.02 use is not permitted in R1D district

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A