



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 15, 2012

Date of Hearing: March 15, 2012

Time of Hearing: 9:00

Zone Case 1 of 2012

(continued from January 19, 2012)

1101 Western Ave

Zoning District: UNC

Ward: 21

Council District: 6, Councilperson Daniel Lavelle

Neighborhood: Chateau

Applicant: Western Pennsylvania Humane Society

Owner: Western Pennsylvania Humane Society

One new 60 sq. ft. projecting sign and one new 100 sq. ft. wall mounted sign.

Variance: 919.03.M.8(d)(ii) maximum 9 sq. ft. in sign area permitted and 60 sq. ft. requested (for projecting sign)

Variance: 919.03.M.8(d)(iii) maximum 4ft extension from the front of building permitted and 6 ft requested

Variance: 919.03.M.5(a) maximum 80 sq. ft. in sign area permitted and 100 sq. ft. requested (for wall mounted sign)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of occupancy 77846, permitted occupancy” One double faced business identification pole sign 4’x8’ (illuminated) “.

Certificate of occupancy 86957, dated 6/30/2004, permitted occupancy” Two story animal shelter facility with 42 outdoor parking stalls (including two handicapped stalls) (new structure)”.

Certificate of occupancy 201002287, dated 8/2/2010, permitted occupancy “one 18”x72” projecting nonilluminated business ID sign on front and one flat wall nonilluminated business ID sign 18”x72” with 18” projecting arrow on westerly side of existing 2 story structure (humane society)”.

Date of Hearing: March 15, 2012

Time of Hearing: 9:10

Zone Case 43 of 2012

146 Pius St

Zoning District: R1A-VH

Ward: 17

Council District: 3, Councilperson Bruce Kraus

Neighborhood: Southside Slops

Applicant: Joseph F. Alessandro

Owner: Joseph F. Alessandro

19ft x 20 ft two car parking stall for single family detached dwelling.

Variance : 903.03.E.2

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

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy
44201, dated 4/30/1984,
permitted occupancy "Two
story one family dwelling".

Date of Hearing: March 15, 2012

Time of Hearing: 9:20

Zone Case 44 of 2012

144 Pius St

Zoning District:R1A-VH

Ward: 17

Council District: 3, Councilperson Bruce Kraus

Neighborhood: Southside Slops

Applicant: Joseph F. Alessandro

Owner: Joseph F. Alessandro

New three story two family dwellings.

Variance: 911.02 use is not permitted in R1A district

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

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: March 15, 2012

Time of Hearing: 9:30
Zone Case 45 of 2012

5750 Forbes Ave

Zoning District: LNC

Ward: 14

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Squirrel Hill

Applicant: 210 Washington Pittsburgh, LLC

Owner: 210 Washington Pittsburgh, LLC/Jonathan Kamin

Two story addition to the existing three story structure.

Variance: 904.02.C

maximum height three stories permitted and five stories requested
maximum 2:1 floor area ratio permitted and 2.87:1 requested

Variance: 914.02.A

additional 52 parking spaces required and 0 requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 198 of 2002, Special Exception and variance granted to erect a 53,000 sq. ft. 3 story retail structure with a 63 stall underground parking garage including 3 handicap stalls and 28 outdoor parking stalls including 2 handicap stalls, at 5740 Forbes Avenue.

Conditions of approval:

1. A landscape plan showing all landscaping including screening around the dumpster located in the southwesterly corner of the site must be approved by the Zoning Administrator, prior to issuance of an occupancy permit.
2. A copy of an executed access agreement between all parties must be submitted prior to issuance of a building permit.
3. All signage must be approved by Zoning Administrator.
4. All requirements of the Building Code must be met, prior to issuance of an occupancy permit.

Notes:

Certificate of Occupancy 200801009, dated 8/17/2009, permitted occupancy: use of 8"x10" storage shed along the westerly side of existing three story structure.

Date of Hearing: March 15, 2012

Time of Hearing: 9:40

Zone Case 46 of 2012

4651 Gangwish St

Zoning District: LNC

Ward: 19

Council District: , Councilperson

Neighborhood: Bloomfield

Owner: Bloomfield Distributing Company Inc

Applicant: Bloomers Laundry

Use of existing two story structure as laundry services on first floor;
second floor to remain single family dwelling

Special Exception: 911.02 use is a Special Exception in LNC

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA Case 6 of 1963,
withdrawal of appeal granted
for the erection of a one-story
extension at 4651 Gangwish
Street.

Notes:

Certificate of Zoning
Classification 120460, dated
9/14/2007, described current
use of property as
commercial.

Certificate of occupancy
16138, dated 4/5/1962,
permitted occupancy "one
family dwelling".

Date of Hearing: March 15, 2012

Time of Hearing: 9:50
Zone Case 47 of 2012

2500 Smallman St

Zoning District: UI

Ward: 2

Council District: 6, Councilperson R.Daniel Lavelle

Neighborhood: Strip District

Owner: Terminal Leasing Inc

Applicant: Charles L Desmone

Conversion of existing warehouse to multi-unit residential structure (12 units total).

Special Exception: 911.02 use is a Special Exception in UI District

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
Certificate of Zoning Classification, dated 2/25/1999, described use of property as warehouse.

Date of Hearing: March 15, 2012

Time of Hearing: 10:00
Zone Case 50 of 2012

526 Fourth Ave

Zoning District: GT-B

Ward: 1

Council District: 6, Councilperson R.Daniel Lavelle

Neighborhood: Central Business District

Owner: Ross Hospitality Associates LP

Applicant: County Of Allegheny

Use of surface commercial parking lot (general).

Variance: 911.02

use is not permitted in GT-B
District

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Temporary occupancy permit dated 3/17/2008 for use of temporary 8' fence for construction of UPMC wall sign letters.

Date of Hearing: March 15, 2012

Time of Hearing: 10:10
Zone Case 34 of 2012

2685 W Liberty Ave

Zoning District: HC

Ward: 19

Council District: 4, Councilperson Natalia Rudiak

Neighborhood: Beechview

Owner: Rohrich David A

Applicant: Accel Sign Group

Two new wall mounted signs for Chevrolet and Cadillac.

Variance: 919.03.M.4(a)

maximum 80 sq. ft. in sign
face area permitted and 90.9 sq.
ft. requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

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