



**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 22, 2012**

<p><b>Date of Hearing:</b> March 22, 2012 <b>Time of Hearing:</b> 9:00 <b>Zone Case 48 of 2012</b></p> <p>3247 Faronia St <b>Zoning District:</b> R1D-M <b>Ward:</b> 20<sup>th</sup> <b>Council District:</b> 2, Councilperson Theresa Kail-Smith <b>Neighborhood:</b> Sheraden <b>Applicant:</b> Kosugi Atsushi &amp; Mikiko <b>Owner:</b> Kosugi Atsusi &amp; Mikiko</p> <p>Use of 2 ½ story single family detached dwelling as three family dwelling.</p> <p><b>Variance:</b> 911.02                      use is not permitted in R1D zoning District</p> <p>For Appellant:</p> <p>Objectors:</p> <p>Observers:</p>	<p><b>Past Cases &amp; Decisions:</b> N/A <b>Notes:</b> Certificate of Zoning Classification 117047, dated 3/22/2007, described use of property as one unit residential.</p> <p>Certificate of Zoning Classification 119793, dated 8/8/2007, described current use of property as three units is not in accordance with the provisions of the Zoning Ordinance and is illegal.</p>
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**Date of Hearing:** March 22, 2012  
(continued from February 16,2012)

**Time of Hearing:** 9:10

**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

Two new two-family residential 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:** March 22, 2012

**Time of Hearing:** 9:20

**Zone Case 56 of 2012**

717-719- N Homewood Ave

**Zoning District:** LNC

**Ward:** 13

**Council District:** 9, Councilperson Rev. Ricky Burgess

**Neighborhood:** Homewood South

**Applicant:** Derrick Lopez

**Owner:** Homewood –Brushton Revitalization & Dev. Corp

Use of religious assembly (general) with 16 parking spaces and 68 off-site parking spaces to be located at 7140 Bennett St and 37 parking spaces to be located at 709 N Homewood Ave.

**Special Exception :** 914.07.G.2(a) off-site parking is a Special Exception

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**  
ZBA 192 OF 1992, dated 5/1/1992 variance granted for the erection of a 2 story structure with vacant retail space and 20 outdoor parking stalls, including 2 handicap stalls at 719 N Homewood Ave.

**Notes:**

Certificate of Occupancy 18115, dated 4/23/1965, permitted occupancy for 717 N Homewood Ave, sale of wall paper, floor coverings, paints-1<sup>st</sup> floor, one family apartment-2<sup>nd</sup> floor, one family apartment – 3<sup>rd</sup> floor.

Certificate of occupancy 65375, 7/14/1993, permitted occupancy for 719 N Homewood Ave, 6900 sq. ft. of second floor for retail pharmacy.

Certificate of Occupancy 66253, dated 12/9/1993, permitted occupancy for 719 N Homewood Ave use of a portion of the lower level as offices for a security and employment office.

Certificate of Zoning Classification 9174, 11/30/1984, described property at 717 N Homewood Ave as 1-3 story brick & concrete block detached commercial & residential buildings. Chamber of commerce occupies 1<sup>st</sup> floor; 2nd & 3<sup>rd</sup> floors are vacant.

Certificate of Zoning Classification dated 12/29/11 described property at 717 N Homewood Ave as discount store.

Certificate of Zoning Classification dated 4/5/1993, described property at 719 N Homewood Ave as new structure (vacant)

**Date of Hearing:** March 22, 2012

**Time of Hearing:** 9:30

**Zone Case 49 of 2012**

345 Main St

**Zoning District:** R1A-H

**Ward:** 9

**Council District:** 7, Councilperson Patrick Dowd

**Neighborhood:** Central Lawrenceville

**Applicant:** Antosz Eleanor

**Owner:** Antosz Eleanor

12ft 10" x 14ft balcony for two story single family detached dwelling.

**Variance :** 903.03.D.2

15 ft exterior yard set back  
required and 8'8" requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** March 22 , 2012

**Time of Hearing:** 9:40

**Zone Case 51 of 2012**

400 North Highland Ave

**Zoning District:** UNC

**Ward:** 11

**Council District:** 9, Councilperson Rev. Ricky Burgess

**Neighborhood:** East Liberty

**Applicant:** Vital Signs

**Owner:** The Home Depot USA Inc

New 2ft x 19ft 8" wall mounted sign for Home Depot.

**Variance :** 919.03.M.5                      maximum 80 sq. ft. total face area permitted and additional 39.6 sq. ft requested to the existing area

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**  
N/A

**Notes:**  
Certificate of Occupancy 79164, dated 5/10/2000, permitted occupancy for business identification illuminated signs: one 5'x58' wall sign one 4'x58' wall sign, and one 8'x8' single faced ground sign.

Certificate of Occupancy 79165, dated 5/10/2000, permitted occupancy for five business identification illuminated signs; one 8'x8' single faced ground sign, two 6' double-faced projecting wall signs and one 2'x25'6" wall sign and one 2'x14'8" wall sign.

**Date of Hearing:** March 22, 2012

**Time of Hearing:** 9:50

**Zone Case 52 of 2012**

55 Wyoming St

**Zoning District:** LNC

**Ward:** 19

**Council District:** 2, Councilperson Theresa Kail-Smith

**Neighborhood:** Mount Washington

**Applicant:** First National Bank

**Owner:** First National Bank

New 28.5 sq. ft. electronic nonadvertising business identification sign.

**Variance :** 919.03.O.3                      sign is not permitted in LNC district

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

Certificate of Occupancy 27724, dated 6/19/1974, permitted occupancy "2 story business office (bank) and minor parking area for 17 cars".

Certificate of Occupancy 28635, dated 5/22/1975, permitted occupancy "36 sq. ft. accessory pole sign".

**Date of Hearing:** March 22, 2012

**Time of Hearing:** 10:00

**Zone Case 53 of 2012**

100 Federal St

**Zoning District:** DR-C

**Ward:** 22

**Council District:** 1, Councilperson Darlene Harris

**Neighborhood:** East Allegheny

**Applicant:** First National Bank

**Owner:** First National Bank

New 28.5 sq. ft. electronic nonadvertising business ID sign.

**Variance :** 919.03.O.3                      sign is not permitted in DR-C district

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**  
N/A

**Notes:**

Certificate of Occupancy  
21861, dated 9/8/1969,  
permitted occupancy  
"financial institution".

Certificate of Occupancy  
70524, dated 11/3/1995,  
permitted occupancy "single  
pole double face illuminated  
business ID sign consisting  
of 54 sq. ft. ID cabinet, 4.6 sq.  
ft. "MAC cabinet and 9.9 sq.  
ft. time and temperature  
cabinet".

