



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 29, 2012

Date of Hearing: March 29, 2012

Time of Hearing: 9:00

Zone Case 54 of 2012

5939 Phillips Ave

Zoning District: R2-L

Ward: 14

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Squirrel Hill

Owner: Stein Faye

Applicant: Stein Faye

Use of two story single family dwelling as two family dwellings.

Variance: 903.03.B.2

minimum lot size per unit 3,000 sq. ft. permitted and 1,711 sq. ft. requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 13059, dated 2/26/1959, permitted occupancy "one family dwelling and garage".

Certificate of Occupancy 46872, dated 6/18/1985, permitted occupancy "Two story one family dwelling with one car integral garage and open deck".

Date of Hearing: March 29, 2012

Time of Hearing: 9:10
Zone Case 61 of 2012
2515 Spring St

Zoning District: R2-L
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Arlington
Applicant: Hucko Coleen M
Owner: Hucko Coleen M

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

Variance: 903.03.B.2 minimum lot size per unit 3,000 sq. ft. allowed and 1,478.5 sq. ft. requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
ZBA 27 of 1968, variance granted to permit erection of 1 story 2 car garage in rear yard, the side walls to be 4' and 0' and rear wall to be 2' from property lines.

Notes:
Certificate of Occupancy 21848, dated 9/2/1969, permitted occupancy "2 ½ story one family dwelling (new 2 car detached garage).

Certificate of Occupancy 200804270, dated 2/13/2009, permitted occupancy "Continued use of existing 2 story structure as single family dwelling".

Date of Hearing: March 29, 2012

Time of Hearing: 9:30
Zone Case 58 of 2012

922 Bell Ave
Zoning District: R2-L
Ward: 28
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: East Carnegie
Applicant: Debbie L Lewis
Owner: Debbie L.Lewis

Six ft extension to the front of an existing two story single family dwelling.

Variance: 903.03.B.2 minimum 30 ft front set back required and 8 ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Zoning Classification dated 6/17/03, described use of property as 1 family dwelling.

Certificate of Occupancy 200600870, dated 7/24/2006, permitted occupancy: 6.5' high chain link fence around side yard of existing two story one family dwelling.

Date of Hearing: March 29, 2012

Time of Hearing: 9:50

Zone Case 60 of 2012

111 S Linden Ave

Zoning District: R1D-VL

Ward: 14

Council District: 8, Councilperson William Peduto

Neighborhood: Point Breeze

Owner: Taafee Natalie D

Applicant: Duckstein Contracting Inc

16ft 6" x 20ft 6" addition to the existing two story single family detached dwelling.

Variance: 903.03.A.2

minimum 30 ft front setback
required and 11ft 6" requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: Mach 29, 2012

Time of Hearing: 10:00

Zone Case 62 of 2012

0 Whited St

Zoning District: H

Ward: 32

Council District: 4, Councilperson Natalia Rudiak

Neighborhood: Brookline

Owner: City of Pittsburgh

Applicant: Burgh Bees

Use of 1.0503 acres (45,751 sq. ft.) as agriculture (limited) with beekeeping for 22 honey beehives.

Special Exception: 911.04.A.2(b) use is a Special Exception in H district

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Zoning Classification, dated 8/11/1993, described use of property as vacant land.

Certificate of Occupancy 15226, dated 6/19/1962, permitted occupancy "parking lot".

Date of Hearing: March 29, 2012

Time of Hearing: 10:10

Zone Case 63 of 2012
1038 McCabe St

Zoning District: R1D-L

Ward: 10

Council District: 7, Councilperson Patrick Dowd

Neighborhood: Stanton Heights

Owner: Kornfield David & Debra

Applicant: Kornfield David & Debra

20ft x 20ft addition to two story single family detached dwelling.

Variance: 903.03.B.2 minimum 30 ft rear set back required
and 10 ft requested

minimum 5 ft interior side yard set back
required and 1 ft 6" requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Zoning
Classification 13729, dated
12/27/1985, described use of
property as 2 story building;
dwelling-1 car integral
garage.

Certificate of Zoning
Classification 139284, dated
4/7/2011, described
proposed use of property as
1 family.