



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

April 12, 2012

Date of Hearing: April 12, 2012

Time of Hearing: 9:00
Zone Case 71a of 2012

Bailey Ave & Beltzhoover Ave

Zoning District: RID-M

Ward: 18

Council District: 3, Councilperson Bruce Kraus

Neighborhood: Allentown

Applicant: Cipriani Studios

Owner: Cipriani Studios

New single family detached dwelling (unit 1).

Variance: 903.03.C.2 minimum lot size 3,200 sq. ft. required
and 2,000 sq. ft. requested

minimum 30ft front setback required
and 15 ft requested

minimum 30ft exterior side yard
setback required and 5 ft requested

minimum 30ft rear set back required
and 15 ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: April 12, 2012

Time of Hearing: 9:00
Zone Case 71b of 2012

Bailey Ave& Beltzhoover Ave

Zoning District: RID-M
Ward: 18
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Allentown
Applicant: Cipriani Studios
Owner: Cipriani Studios

New single family detached dwelling (unit 2).

Variance: 903.03.C.2 minimum lot size 3,200 sq. ft. required
and 2,000 sq. ft. requested

minimum 30ft front setback required
and 0 ft requested

minimum 30ft rear set back required
and 5 ft requested

Appearances
For Appellant:

Objectors:

Observers:

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

Date of Hearing: April 12, 2012

Time of Hearing: 9:00
Zone Case 71c of 2012

Bailey Ave& Beltzhoover Ave

Zoning District: RID-M
Ward: 18
Council District: 3,Councilperson Bruce Kraus
Neighborhood: Allentown
Applicant: Cipriani Studios
Owner: Cipriani Studios

New single family detached dwelling (unit 3).

Variance: 903.03.C.2 minimum lot size 3,200 sq. ft. required
and 2,000 sq. ft. requested

minimum 30ft front setback required
and 0 ft requested

minimum 30ft rear set back required
and 5 ft requested

Appearances
For Appellant:

Objectors:

Observers:

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

Date of Hearing: April 12, 2012

Time of Hearing: 9:00
Zone Case 71f of 2012

Bailey Ave& Beltzhoover Ave

Zoning District: RID-M

Ward: 18

Council District: 3, Councilperson Bruce Kraus

Neighborhood: Allentown

Applicant: Cipriani Studios

Owner: Cipriani Studios

Five new single family detached dwellings (*units 11, 12, 13, 14, 15*).

Variance: 903.03.C.2 minimum lot size 3,200 sq. ft. required
and 2,000 sq. ft. requested

minimum 30ft front setback required
and 15 ft requested

minimum 5 ft interior side yard
setback required and 0 ft requested
(one side of each unit)

minimum 30ft rear set back required
and 15 ft requested

minimum 30 ft exterior side yard set
back required and 0 ft requested (for
unit 15)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A
Notes:
N/A

Date of Hearing: April 12, 2012

Time of Hearing: 9:20

Zone Case 66 of 2012

2901 Idlewood Ave

Zoning District: UI

Ward: 28

Council District: 2 , Councilperson Theresa Kail-Smith

Neighborhood: East Carnegie

Owner: City Limits Landscape and Garden Center Inc

Applicant: Global Tower Assets , LLC

New 195 ft communication tower class B within fenced compound and landscaping.

Special Exception: 911.04.A.13 use is a Special Exception in UI district

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Zoning Classification 11826, dated 4/8/1986, described use of property as 4 acres vacant industrial acreage.

Certificate of Zoning Classification 1420, dated 8/3/98, described use of property as vacant.

Certificate of Occupancy 69548, dated 6/8/95, permitted occupancy "Landscape business with 8'x32' high chain link fence with barb wire; eight outdoor parking stalls; fenced in area for storage of landscaping material and equipment(with bulk material storage in northerly side yard); accessory 3'x16'propane tank".

Certificate of Occupancy 84038, dated 12/5/2002, permitted occupancy "landscaping business with 8ft x 32 ft and 8 ft high chain link fence w/barb wire;8 outdoor parking stalls; fenced –in storage of landscaping material & equipment(with bulk material in northerly side yard), 3ft x 16 ft propane tank, 30ft x 36 ft garage".

Date of Hearing: April 12, 2012

Time of Hearing: 9:30

Zone Case 64 of 2012

6514 Wilkins Ave

Zoning District: RM-M

Ward: 14

Council District: 8, Councilperson William Peduto

Neighborhood: Squirrel Hill

Owner: 2007 David Dobkin Revocable Trust

Applicant: Knieriem Kris

Use of 2,259 sq. ft. of the first floor of two story structure as an office (limited) for the advertising agency.

Special Exception: 921.02.A.4 change of non conforming use to another nonconforming use is a Special Exception

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 124 OF 1994, SE granted to the occupancy of 875 sq. ft. of the first floor of an existing two-story structure as a fitness center, subject to the following conditions:

1. There shall be no group class instruction.
2. Instruction shall be conducted on a one-to one basis.
3. Signage for the business shall be approved by Zoning Administrator.

ZBA 359 OF 2003, a request to erect a 35.11 x 62' one story L shaped extension to the rear of an existing two story fitness center, and install 3 outdoor parking stalls in the rear yard.

Notes:

Certificate of Occupancy 37978, dated 1/27/1980, permitted occupancy " Grocery store, 1st floor and one dwelling unit above with two parking stalls in an existing nine car garage".

Certificate of Occupancy 68486, dated 12/1/98, permitted occupancy use of 1st floor as a fitness club.

Date of Hearing: April 12, 2012

Time of Hearing: 9:40

Zone Case 65 of 2012

628 S Negley Ave

Zoning District: R1D-L

Ward: 7

Council District: 8, Councilperson William Peduto

Neighborhood: Shadyside

Owner: Home Murray Phillip

Applicant: Home Murray Phillip

16.5 ft x 12ft one car carport at rear of three story two family dwellings.

Variance: 914.09.H.1

stall depth 19 ft required and
16.5 ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 55075, dated 4/17/1989, permitted occupancy "continued use of existing two story structure as a two family dwelling".

Certificate of Occupancy 11-B-02239, dated 9/22/2011, permitted occupancy "Use of two car detached garage at rear of existing 2 ½ story two family dwelling (Administrator Exception #11-23)".

Date of Hearing: April 12, 2012

Time of Hearing: 10:00

Zone Case 75 of 2012

1331 Kinmount St

Zoning District: R1D-L

Ward: 28

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: Westwood

Owner: Miller Robert

Applicant: Miller Robert

9 ft x 15ft patio enclosure and 9ft x 13ft deck at front of an existing one story single family dwelling.

Variance : 903.03.B.2 minimum 30 ft front setback required and 17 ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 200702037, dated 1/10/08, permitted occupancy "24 'x24' one story extensions with two car integral garage at basement level to rear of existing one story single family dwelling".

Date of Hearing: April 12, 2012

Time of Hearing: 10:10

Zone Case 74 of 2012

66 Mario Lemieux Pl

Zoning District: GT-E

Ward: 3

Council District: 6, Councilperson R. Daniel Lavelle

Neighborhood: Crawford- Roberts

Owner: Public Auditorium Authority Mellon Arena

Applicant:

Expansion of the existing parking area by 16.34% to include the 132,137 sq. ft. area of the subject property formerly occupied by the Arena structure.

Special Exception: 921.02.A.1 an expansion of a Non-Conforming use requires a special exception approval

Variance: 918.02 landscaping and screening required

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: April 12, 2012
(continued from March 15,2012)

Time of Hearing: 10:20
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.