



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 19, 2012

Date of Hearing: April 19, 2012

Time of Hearing: 8:50

Zone Case 81 of 2012

S 11th St

Zoning District: R1A-VH

Ward: 17

Council District: 3, Councilperson Bruce Kraus

Neighborhood: South Side Flats

Applicant: Saunders Jordan Michael

Owner: Saunders Jordan Michael

New three story single family detached dwelling.

Variance: 925.06.C

minimum 15 ft rear set back
required and 0 ft requested

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

minimum 1 ft interior side yard
set back required(contextual) and
0 ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: April 19, 2012

Time of Hearing: 9:00
Zone Case 68 of 2012
165 Brookline Blvd
(132 Bodkin St)

Zoning District: R1D-M
Ward: 19
Council District: 4, Councilperson Natalia Rudiak
Neighborhood: Brookline
Applicant: Crowley Michael & Bernadette
Owner: Crowley Michael & Bernadette

Use of existing site as a non-conforming use (storage of hauling non-commercial vehicles: 3 total).

Review : 911.03.A use is unlisted

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
Certificate of Occupancy 69114, dated 3/10/1995, permitted occupancy "Two story two family dwelling".

Date of Hearing: April 19, 2012

Time of Hearing: 9:10

Zone Case 69 of 2012

2358 Palm Beach Ave

Zoning District: R1D-M

Ward: 19

Council District: 4, Councilperson Natalia Rudiak

Neighborhood: Beechview

Applicant: Milcarek Donna

Owner: Milcarek Thomas R

22 ft x 20ft two car carport at front of vacant lot (located at 2360 Palm beach Ave) for 2 ½ story single family dwelling as one zoning lot.

Variance: 903.03.C.2 minimum 30 ft front yard set back required and 2 ft requested

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

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Zoning Classification, dated 6/11/2010, described use of property as single family (62-F-124) vacant lawn (62-F-185).

Date of Hearing: April 19, 2012
(continued from December 8, 2011)
Time of Hearing: 9:20

Zone Case 228 of 2011
2912 East Carson St
Zoning District: UI
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Sokol Club/HEH Communications
Owner: Slovak Catholic Sokols

New 29" x 7'3" electronic message board for SOKOL Club.

Special Exception: 919.03.O.3 electronic signs in UI district
Is a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
ZBA Case 13 of 1995, review and variance Granted for the erection of a one story structure with a gymnasium/banquet hall with offices, a club room (bar) on the first floor, a mezzanine with seating, and 57 outdoor parking stalls, including four handicapped stalls".

Notes:
Certificate of Occupancy 72734, dated 12/6/1996, permitted occupancy "one story structure with gymnasium/banquet hall on first floor, and offices and club room(bar) on second floor balcony with seating, with 57 outdoor parking stalls including four handicapped stalls".

Date of Hearing: April 19, 2012

Time of Hearing: 9:30

Zone Case 70 of 2012

6010 Centre Ave

Zoning District: UNC

Ward: 7

Council District: 7, Councilperson Patrick Dowd

Neighborhood: Shadyside

Owner: Aiello Iz Lp

Applicant: Yoko Tai

Two story addition to two story structure for use as restaurant (general) with 3 off-site parking spaces to be located at Houston St.

Special Exception: 911.04.A.57 use is a Special Exception in UNC district

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

Variance: 914.10.C minimum one off-street loading space required and 0 proposed

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Zoning Classification 126100, dated 9/6/2005, described current use of property as retail.

Certificate of Occupancy 87548, dated 10/28/2004, permitted occupancy "Two story & basement structure with custom fabric shop & accessory office on 1st floor, office on 2nd floor (Horticultural society) (with storage in basement)".

Date of Hearing: April 19, 2012

Time of Hearing: 9:40

Zone Case 72 of 2012

1323-1327 E Carson St

Zoning District: LNC

Ward: 17

Council District: 3, Councilperson Bruce Kraus

Neighborhood: South Side Flats

Owner: Tripoli Christine A

Applicant: Beehive /Steve Zumoff

Use of 3,700 sq. ft .of the first floor as restaurant (general).

Special Exception: 911.04.A.57 use is a Special Exception in LNC District

Variance: 914.02.A 8 off-street parking spaces required and 2 spaces requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 87494, dated 10/19/2004, permitted occupancy "First floor for restaurant(limited) (Beehive)".

Date of Hearing: April 19, 2012

Time of Hearing: 9:50

Zone Case 73 of 2012

195 N Craig St

Zoning District: OPR-B

Ward: 4

Council District: 8, Councilperson William Peduto

Neighborhood: Oakland

Owner: Sun Company Inc

Applicant: Sigstat/William Miller

Two new electronic non-advertising signs (50.72 sq. ft. each) for SUNOCO.

Variance: 919.03.O.3 use is not permitted in OPR-B district

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA Case 5 of 2012, request for use of two existing ground (price pylon) signs 148.55 sq. ft. each, approved.

Notes:

Certificate of Occupancy 200803370, dated 12/17/2010, permitted occupancy: erect 1344 sq. ft. canopy over existing fuel dispensing units.

Date of Hearing: April 19, 2012
Time of Hearing: 10:00
Zone Case 76 of 2012
630 Suismon St

Zoning District: LNC
Ward: 23
Council District: 1, Councilperson Darlene Harris
Neighborhood: East Allegheny
Owner: Lee Andrew M
Applicant: Lee Andrew M

Use of premises as club (general).

Special Exception: 911.04.A.88 use is a Special Exception
in LNC zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
Certificate of Occupancy
OCC09-08811, dated
3/26/11, permitted
occupancy"2,000 sq. ft. on 1st
and 2nd floors as retail sales
and services-limited
(Executive Cigars LLC) in
existing 2 story structure".