



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 26, 2012

Date of Hearing: April 26, 2012

Time of Hearing: 9:00

Zone Case 77 of 2012

5222 Holmes St

Zoning District: R1A-VH

Ward: 10

Council District: 7, Councilperson Patrick Dowd

Neighborhood: Upper Lawrenceville

Applicant: Pittman Investments LLC

Owner: Pittman Investments LLC

Use of three story structure as two family dwelling with two car parking stalls in rear.

Variance: 911.04.A

use is not permitted in R1A Zoning district

Variance: 903.03.E.2

minimum 5ft interior side yard set back required for two car parking pad and 1.5 ft on each side requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 127 of 2008, special exception approved to the proposed use as a community center within the parameters described.

Notes:

Certificate of Zoning Classification 141537, dated 9/7/2011, described use of property as 1 family dwelling.

Date of Hearing: April 26, 2012

Time of Hearing: 9:10

Zone Case 78 of 2012

4926 Cypress St

Zoning District: R2-H

Ward: 8

Council District: 8, Councilperson William Peduto

Neighborhood: Bloomfield

Applicant: Barbour Marshall R

Owner: Barbour Marshall R

Existing structure(warehouse) conversion to multi-unit residential building (14 units total).

Special Exception: 921.02.A.4 nonconforming use change to another nonconforming use

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Zoning Classification 124742, dated 6/12/2008, described use of property as office-warehouse.

Certificate of Occupancy 18726, dated 8/19/1965, for location 4922-4928 Cypress St, permitted occupancy "Linen Supply plant".

Date of Hearing: April 26, 2012
Time of Hearing: 9:20
Zone Case 79a of 2012

786 Greenfield Ave

Zoning District: RM-M
Ward: 15
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Greenfield
Applicant: Robert Baumbach
Owner: Costanzo Richard E

New three story single family detached dwelling with one car integral garage (unit1).

Variance: 903.03.C.2 minimum 3,200 sq. ft. lot size required and 1,863 sq. ft. requested

 minimum 25 ft front setback required and 5'8" requested

 minimum 25 ft exterior side yard set back required and 5ft requested

 minimum 25 ft rear setback required and 11'5" requested

 minimum 10ft interior side yard set back required and 5ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: April 26, 2012
Time of Hearing: 9:20
Zone Case 79b of 2012

786 Greenfield Ave

Zoning District: RM-M
Ward: 15
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Greenfield
Applicant: Robert Baumbach
Owner: Costanzo Richard E

New three story single family detached dwelling with one car integral garage (unit 2).

Variance: 903.03.C.2 minimum 3,200 sq. ft. lot size required and 1,677 sq. ft. requested

 minimum 25 ft front setback required and 5'6" requested

 minimum 25 ft rear setback required and 13'11 ½ " requested

 minimum 10ft interior side yard set back required and 4ft (each side) requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: April 26, 2012
Time of Hearing: 9:20
Zone Case 79c of 2012

786 Greenfield Ave

Zoning District: RM-M
Ward: 15
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Greenfield
Applicant: Robert Baumbach
Owner: Costanzo Richard E

New three story single family detached dwelling with one car integral garage (unit 3).

Variance: 903.03.C.2 minimum 3,200 sq. ft. lot size required and 1,671 sq. ft. requested

 minimum 25 ft front setback required and 8'7" requested

 minimum 25 ft rear setback required and 10ft requested

 minimum 10ft interior side yard set back required and 4ft (each side) requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: April 26, 2012

Time of Hearing: 9:30

Zone Case 87 of 2012

2003 Gregory St

Zoning District: R1A-VH

Ward: 17

Council District: 3, Councilperson Bruce Kraus

Neighborhood: South Side Slops

Applicant: RRK, LLC

Owner: R E Servicing LLC

Use of two off-site parking stalls for two story single family attached dwelling.

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

Variance: 903.03.E.2 minimum 5 ft interior side yard set back required and 1.5 ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA Case 98 of 2010, construction of a 24'x17' first floor deck, a 20'x17' 2nd floor deck, and a 10'x17' third floor deck(all open) at rear of existing 2 ½ story single family dwelling with proposed dormer at rear was approved.

Notes:

N/A

Date of Hearing: April 26, 2012

Time of Hearing: 9:40

Zone Case 80 of 2012

4027 Beechwood Blvd

Zoning District: RIA-M

Ward: 15

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Squirrel Hill

Owner: 4027 Beechwood Blvd LLC

Applicant: 4027 Beechwood Blvd LLC

Conversion of an existing structure to multi-unit residential building with 24 parking spaces and 1,200 sq. ft on thirist floor for use as counseling services for elderly people.

Variance: 911.04.A.85 use is not permitted in R1A zoning district

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
Certificate of Zoning
Classification 142346, dated
11/1/2011, described current
use of property "church".

Date of Hearing: April 26, 2012

Time of Hearing: 9:50
Zone Case 83 of 2012
303 Miller St

Zoning District: RM-M
Ward: 3
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Crawford-Roberts
Owner: Trek Development Group
Applicant: Trek Development Group

Existing building renovation for use as multi-unit residential(8 units Total) with 4 off-site parking spaces at Reed St.

Variance: 903.03.C minimum lot size per unit 1,800 sq. ft. required and 994 sq. ft. requested

 minimum 25 ft front set back required and 11ft 11” requested

 minimum 25 ft exterior side yard set back required and 0 ft requested

 minimum 10 ft interior side yard set back required and 0 ft requested

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
Certificate of Zoning Classification 142873, dated 12/8/2011, described current use of property as school building.

Date of Hearing: April 26, 2012

Time of Hearing: 10:00

Zone Case 82 of 2012

808 N Beatty St

Zoning District: R2-M

Ward: 11

Council District: 7, Councilperson Patrick Dowd

Neighborhood: Highland Park

Owner: Sciarretti Michael

Applicant: Sciarretti Michael

New two car detached garage at rear of single family detached dwelling.

Variance: 912.04.E maximum height 15 ft (one story) permitted and 23 ft (2 stories) requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 92 of 2011, use of a 20'x20' 2 car garage in the rear of an existing 3 story single family dwelling approved.

Notes:

Certificate of Occupancy 34026, dated 6/29/1978, permitted occupancy "Single family dwelling with one car rear garage and new rear extension".

Date of Hearing: April 26, 2012

Time of Hearing: 10:10

Zone Case 84 of 2012

1215 Linden Pl

Zoning District: R1A-VH

Ward: 23

Council District: 1, Councilperson Darlene Harris

Neighborhood: E Allegheny

Owner: Leja Evan Alexander

Applicant: Leja Evan Alexander

13ft x6ft deck for two story two family dwelling.

Variance: 903.03.E.2

5 ft exterior side yard set back permitted and 0 ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy dated 9/6/2011, permitted occupancy"Use of existing two story structure as two family dwelling".

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