



**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**

**May 17, 2012**

<p><b>Date of Hearing:</b> May 17 , 2012 <b>Time of Hearing:</b> 9:00 <b>Zone Case 94 of 2012</b> 1704 Mount Joseph St</p> <p><b>Zoning District:</b> R2-L <b>Ward:</b> 29 <b>Council District:</b> 4, Councilperson Natalia Rudiak <b>Neighborhood:</b> Carrick <b>Applicant:</b> Quintanilla Ilce M <b>Owner:</b> Quintanilla Ilce M</p> <p>11.7ft x 9.4 ft deck in rear of two story single family detached dwelling.</p> <p><b>Variance:</b> 903.03.B.2                      minimum 5 ft interior side yard set back required and 3.5 ft requested</p> <p>For Appellant:</p> <p>Objectors:</p> <p>Observers:</p>	<p><b>Past Cases &amp; Decisions:</b> N/A</p> <p><b>Notes:</b> N/A</p>
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**Date of Hearing:** May 17, 2012

**Time of Hearing:** 9:10

**Zone Case 95 of 2012**

7209 Mount Vernon St

**Zoning District:** R2-L

**Ward:** 13

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

**Neighborhood:** Homewood

**Applicant:** Hart Raymond L

**Owner:** Hart Raymond L

Use of two story single family dwelling as child care (general).

**Variance:** 911.04.A.12                      use is not permitted in residential  
Zoning district

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

Certificate of Zoning  
Classification 76704, dated  
11/16/1998, permitted  
occupancy "Two story, one  
family dwelling with family  
daycare for up to 6 children.  
Operating Monday-Friday,  
6:00 a.m. to 6:00 p. m".

Certificate of Zoning  
Classification 201002260,  
dated 8/12/2010, permitted  
occupancy" Use of two story  
structure as daycare for up to  
6 children; with hours of  
operation 6a.m. to 6p.m.  
Monday through Friday".

**Date of Hearing:** May 17, 2012  
**(continued from April 19,2012)**  
**Time of Hearing:** 9:20

**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:** May 17, 2012

**Time of Hearing:** 9:30

**Zone Case 97 of 2012**

1308-1310 James St

**Zoning District:** R1A-VH

**Ward:** 23

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

**Neighborhood:** E Allegheny

**Applicant:** October Development

**Owner:** Hackney Huston

Two new three story single family attached dwellings with one car integral garages.

**Variance :** 903.03.E.2      minimum 1,200 sq. ft. lot size required  
and 1,116 sq. ft. requested (unit 2)

minimum 5 ft interior side yard set back  
required and 0 ft requested (unit1 if  
build separately)

minimum 5 ft exterior side yard set  
back required and 0ft requested(unit 2)

minimum 5 ft front set back required  
and 0ft requested (unit 2)

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** May 17 , 2012

**Time of Hearing:** 9:40  
**Zone Case 98 of 2012**  
609 Tripoli St

**Zoning District:** R1A-VH  
**Ward:** 23  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** E Allegheny  
**Applicant:** October Development  
**Owner:** October Development

New three story single family detached dwelling with one car  
Integral garage.

**Variance :** 925.06.C                      minimum 3ft contextual interior  
side yard setback required and 0 ft  
for both sides requested

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A

**Date of Hearing:** May 17, 2012

**Time of Hearing:** 9:50  
**Zone Case 99 of 2012**  
Suismon St

**Zoning District:** R1A-VH  
**Ward:** 23  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** E Allegheny  
**Applicant:** October Development  
**Owner:** October Development

Six new three story single family attached dwellings and one detached dwelling with one car parking pads in rear.

**Variance :** 925.06.C      minimum 3 ft interior side yard set back required and 1' 6.5 " requested (for units 2,3,4,5,6,7) and 0 ft for unit 7(another side).

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A

**Date of Hearing:** May 17, 2012  
**( continued from April 12,2012)**  
**Time of Hearing:** 10:00

**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".

<p><b>Date of Hearing:</b> May 17, 2012</p> <p><b>Time of Hearing:</b> 10:10  <b>Zone Case 96 of 2012</b>  5315 Baum Blvd</p> <p><b>Zoning District:</b> UNC &amp; R3-M  <b>Ward:</b> 8  <b>Council District:</b> 8, Councilperson William Peduto  <b>Neighborhood:</b> Friendship  <b>Applicant:</b> Concord Sierra DA Shadyside , LP  <b>Owner:</b> CJV Associates</p> <p>Hotel (general) with 130 guest rooms.</p> <p><b>Special Exception:</b> 911.04.A.34 use is a Special Exception in UNC district</p> <p><b>Special Exception:</b> 904.04.C.4( i ) the maximum height shall be 85 ft.(6 stories) and 78ft (6stories) proposed</p> <p><b>Variance:</b> 904.04.C.4(ii) height variance (less than 200 ft from property zoned residential)</p> <p><b>Special Exception:</b> 921.02.A.4 continuation of non-conforming use (accessory parking in R3-M)</p> <p><u>Appearances</u>  For Appellant:</p> <p>Objectors:</p> <p>Observers:</p>	<p><b>Past Cases &amp; Decisions:</b>  N/A</p> <p><b>Notes:</b>  Certificate of Occupancy 54053, dated 11/3/1988, permitted occupancy "3,300 sq. ft. parking area for adjacent auto dealer at 5280 Baum Blvd.(o' to 8' retaining walls; 24' high guard rail; asphalt surface;6' cyclone fence 7' high and 5' wide planted strip to match adjacent lot".</p> <p>For location 5301 Baum Blvd Certificate of Occupancy, dated 1/7/1953, permitted occupancy "Major garage for use in servicing used and new cars, including necessary repairs, and general office".</p> <p>Temporary occupancy certificate 7491, issued 11/9/2009, for use:" theatric performance in former Don Allen facility from November 6, 2009 through November 22, 2009".</p>