



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 24, 2012

<p>Date of Hearing: May 24, 2012 Time of Hearing: 9:00 Zone Case 100 of 2012 519 N Highland Ave</p> <p>Zoning District: R2-H Ward: 11 Council District: 9, Councilperson Rev. Burgess Neighborhood: East Liberty Applicant: Board of Education of the School District of PGH Owner: Board of Education of the School District of PGH</p> <p>12 ft x 24 ft wall mounted sign for Barack Obama Academy</p> <p>Variance: 919.03.N.2(a) 12 sq. ft. in face area permitted and 288 sq. ft. requested</p> <p>For Appellant:</p> <p>Objectors:</p> <p>Observers:</p>	<p>Past Cases & Decisions: N/A</p> <p>Notes: N/A</p>
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Date of Hearing: May 24, 2012

Time of Hearing: 9:10

Zone Case 101 of 2012

40 S 19th St

Zoning District: R1A-VH

Ward: 17

Council District: 3, Councilperson Bruce Kraus

Neighborhood: Southside Flats

Applicant: Sciullo Ryan

Owner: Sciullo Ryan

New upper deck and lower deck for three story single family attached dwelling.

Variance: 903.03.E.2 minimum 5ft exterior side yard set back
Required and 0 ft requested

minimum 5ft rear set back requested
and 0 ft requested

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA case 141 of 2011, use of an 18'x19' parking pad in the rear of a proposed two story, single family dwelling Approved with condition 1. That the applicant submits an updated site plan showing the placement and dimensions of the parking pad. Approval is conditional upon approval of the site plan by the Zoning Administrator, who will consider whether wheel stops, landscaping and screening will be required.

Notes:

Certificate of Occupancy 11-B-01964, permitted occupancy: use of existing 2 ½ story structure as single family dwelling.

Date of Hearing: May 24, 2012

Time of Hearing: 9:20

Zone Case 102 of 2012

933 Penn Ave

Zoning District: GT-C

Ward: 2

Council District: 6, Councilperson R. Daniel Lavelle

Neighborhood: Central Business District

Applicant: Accel Sign Group

Owner: Kaplan Career Institute

Two new projecting signs for Kaplan Career Institute.

Variance : 919.03.M.8.d(i) maximum of 1 sign permitted and two signs requested

Variance: 919.03.M.8.d(ii) maximum 9 sq. ft. per side permitted and 80.82 sq. ft. requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: May 24, 2012

Time of Hearing: 9:30
Zone Case 103 of 2012
5806 Hobart St

Zoning District: RM-M

Ward: 14

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Squirrel Hill

Applicant: Kashi Ron

Owner: Kashi Ron

8.5ft x 19ft parking pad at front of 2 ½ story two family dwelling.

Variance : 903.03.C.2 minimum 25 ft front set back required
and 0 ft requested

minimum 10 ft interior side yard set
back required and 3.5 ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy
61077, dated 8/28/1991,
permitted occupancy" 2 ½
story two family dwelling;
second floor front extension
10'x30'. (Enclose second
story porch-front).

Date of Hearing: May 24 , 2012

Time of Hearing: 9:40
Zone Case 104 of 2012
7135 Reynolds St

Zoning District: R1D-L

Ward: 14

Council District: 9, Councilperson Rev. Ricky Burgess

Neighborhood: Point Breeze

Applicant: Magley Stephen & Elizabeth Bechtolt

Owner: Magley Stephen & Elizabeth Bechtolt

6 ft privacy fence over 2 ft retaining wall in front and side yard of two story single family dwelling.

Variance : 925.06.A.3 maximum 6 ½ ft in height fence permitted in any required side or rear and 6ft over 2ft retaining wall requested

Variance: 903.03.B.2 minimum 30ft exterior of front setback required and 0 ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 4 of 1975, variances granted to permit erection of extension, as shown above and plans filed with the application(front yard requirement is 30', with 25.5' provided ;side yard is 30' with 17' 1-5/8 " provided.

ZBA 618 of 1984, a variance to "erect a 1-story front extension to existing 2 story, 1 family dwelling with a 1 car integral garage(existing certificate of occupancy No 28576 of April 28,1975), front yard – 20'6" instead of 30' Side yard (absq.st.)-17' instead of 30' " has been granted.

ZBA 167of 2010, 23'x37' one –story rear extension, and 7'2"x11'4" side porch enclosure to existing 2 story single family dwelling, was granted.

Notes:

Certificate of Occupancy 28576, dated 4/28/1975, permitted occupancy" Two story one family dwelling with one car attached garage (enclose front porch).

Certificate of Occupancy 618 of 1984, permitted occupancy "Two story one family dwelling with one car integral garage (new front addition).

Date of Hearing: May 24, 2012

Time of Hearing: 9:50
Zone Case 105 of 2012
5500 Darlington Rd

Zoning District: R1D-L

Ward: 14

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Squirrel Hill

Applicant: Anthony Albrecht

Owner: Blackrick David & Lisa

21'8" x 22'8" two car detached garage with rooftop patio at rear of
2 ½ story single family dwelling

Variance : 903.03.B.2 minimum 30 ft exterior side yard setback
required and 15ft requested

minimum 5ft rear setback required and
1 ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
Certificate of Occupancy
44117, dated 4/11/1984,
permitted occupancy" one
dwelling unit and two car
detached garage".

Date of Hearing: May 24, 2012
(continued from April 19,2012)
Time of Hearing: 10:00

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: May 24, 2012
(continued from April 12, 2012)
Time of Hearing: 10:10

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.

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