



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

June 7, 2012

Date of Hearing: June 7, 2012

Time of Hearing: 9:00

Zone Case 106 of 2012

4218 Saline St.

Zoning District: R1D-M

Ward: 15

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Squirrel Hill

Applicant: Perlow Rhoda C.

Owner: Perlow Rhoda C.

Access ramp at front of two story single family detached dwelling.

Variance: 903.03.C.2 minimum 30 ft front set back required
and 0 ft requested

minimum 5ft interior side yard set back
required and 1' 4 ¾ " requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: June 7, 2012
Time of Hearing: 9:10
141 S 12 St

Zone Case 108 of 2012
Zoning District: RIA-VH
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Southside Flats
Applicant: MW Wright Real Estate LLC
Owner: MW Wright Real Estate LLC

Use of three story structure as two family dwelling.

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 32911, dated 10/24/1977, permitted occupancy "Two family dwelling".

Certificate of Occupancy 36730, dated 4/1/1980, permitted occupancy "Continued use of existing building for six dwelling units with three common bath facilities".

Date of Hearing: June 7, 2012
Time of Hearing: 9:20

Zone Case 109 of 2012
1507 Arlington Ave

Zoning District: RID-H
Ward: 18
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Allentown
Applicant: Fallet Brian Michael
Owner: Fallet Brian Michael

21' x 12'6" two story addition to the existing two story single family attached dwelling with one car parking pad at front and 6ft privacy fence along the side street.

Variance: 903.03.D.2 minimum 15 ft exterior side yard setback required and 1 ft requested

Variance: 903.03.D.2 minimum 15 ft front set back required and 2 ft requested for one car parking pad

minimum 15 ft exterior side yard set back required and 1.5 ft requested for one car parking pad

minimum 15 ft exterior side yard set back required and 0ft requested for 6ft privacy fence

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
Certificate of Occupancy 88385, dated 6/9/2005, permitted occupancy "2 ½ story, single family dwelling with 36 in. wide exterior stair case".

Date of Hearing: June 7, 2012

Time of Hearing: 9:30

Zone Case 110 of 2012

2306 Saranac Ave

Zoning District: R1D-M

Ward: 19

Council District: 4, Councilperson Natalia Rudiak

Neighborhood: Beechview

Applicant: Kardos Joseph E & Corrine L

Owner: Kardos Joseph E & Corrine L

14 ft x 28 ft deck for 2 ½ story single family detached dwelling.

Variance: 903.03.C.2 minimum 30 ft front set back required
and 20 ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 58699, dated 10/30/1990, permitted occupancy "One family dwelling (7'x11' open deck extension to existing rear porch).

Date of Hearing: June 7, 2012

Time of Hearing: 9:40

Zone Case 111 of 2012
3844 Baytree St

Zoning District: R1D-M

Ward: 26

Council District: 1, Councilperson Darlene Harris

Neighborhood: Perry North

Owner: Marfisi Joseph J & Rose Marie

Applicant: Mary E Smith

Use of two ½ story structure as a child care (limited) with 6 children maximum.

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
Certificate of Occupancy 12-OCC-00118, dated 3/23/2012, permitted occupancy "Continued use of 2 ½ story structure as two family dwelling".

Date of Hearing: June 7, 2012

Time of Hearing: 9:50
Zone Case 112 of 2012
3500 Forbes Ave

Zoning District: OPR-C
Ward: 4
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: North Oakland
Owner: Convenience Realty LP
Applicant: JTB Sign Service

Existing sign replacement with a new electronic business ID sign (90.3 sq. ft).

Variance: 919.03.O.3 electronic signs are not permitted in OPR-C zoning district

Variance: 919.03.M.3(b) maximum 50 sq. ft. in sign face area permitted and 90.3 sq. ft. requested

Appearances
For Appellant:

Objectors:

Observers:

Observers:

Past Cases & Decisions:
ZBA 283 of 1987, SE granted for one story automobile and gasoline service station with car wash, convenience store and 8 outdoor parking stalls in the rear yard.

Notes:
Certificate of Occupancy 53235, dated 5/16/88, permitted occupancy "Automobile and gasoline service station with car wash and convenience store (new building)".

Certificate of Occupancy 53393, dated 7/16/1988, permitted occupancy "One 63.3 sq. ft. double face pole sign, business identification, illuminated; two 6 sq. ft. wall signs and two 4.3 sq. ft. canopy face signs".

Certificate of Occupancy 55952, dated 9/8/1989, permitted occupancy "Automobile and gasoline station with car wash and convenience store (new building and site improvements).

Certificate of Occupancy 85412, dated 9/10/2003, permitted occupancy "One 130 sq. ft. illuminated business ID ground sign (65 sq. ft. each side) for gas station with 7 ft 8 in. x 8 ft canopy sign".

Certificate of Occupancy 200601267, dated 9/15/2006, permitted occupancy "Replacing 12.5 sq. ft. ,12.5 sq. ft, 27.5 sq. ft. and 17.5 sq. ft. Internally illuminated business ID wall sign and 16 sq. ft. ext illuminated business ID sign".

Date of Hearing: June 7, 2012

Time of Hearing: 10:00
Zone Case 113 of 2012
4010 Penn Ave

Zoning District: LNC

Ward: 9

Council District: 7, Councilperson Patrick Dowd

Neighborhood: Central Lawrenceville

Owner: Convenience Realty LP

Applicant: JTB Sign Service

Existing sign replacement with a new electronic business ID sign (117.0sq. ft).

Variance: 919.03.O.3 electronic signs are not permitted in LNC zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 34316, dated 8/11/1978, permitted occupancy "20.25 sq. ft. price sign".

Certificate of Occupancy 47678, dated 10/18/1985, permitted occupancy "Two 12'x25' ground signs (Z.C. 40/1966 granted two 12x25 ground signs)".

Certificate of Occupancy 85435, dated 9/10/2003, permitted occupancy "Two 2ftx 6ft illuminated business ID canopy signs for gas station".

Date of Hearing: June 7, 2012
Time of Hearing: 10:10

Zone Case 114 of 2012

8007 Frankstown Ave

Zoning District: LNC

Ward: 13

Council District: 9, Councilperson Rev. Burgess

Neighborhood: Homewood North

Applicant: Auto Asylum Car Care Center

Owner: 8007 Frankstown Avenue Land Trust

Use of premises as car wash.

Variance : 911.04.A.10 use is not permitted in LNC zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
Certificate of Occupancy dated 1996, permitted occupancy"1,000 sq. ft. of one story structure for convenience store".
