



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 14, 2012

Date of Hearing: June 14, 2012

Time of Hearing: 9:00

Zone Case 107 of 2012

7401 Frankstown Ave

Zoning District: RM-M

Ward: 13

Council District: 9, Councilperson Rev. Ricky Burgess

Neighborhood: Homewood

Owner: Harris Frank Mario Jr.

Applicant: Harris Frank Mario Jr.

Use of 1,436 sq. ft. on the first floor as club (general) with one dwelling unit on the second floor of an existing two-story structure.

Variance: 911.04.A. 89 use is not permitted in RM zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 95 of 2011, applicants' request for use of 1436 sq. ft. on 1st floor as club (general) with one dwelling unit on 2nd floor of existing two story structure was denied. (opinion of the Board , Burkley Jegasothy)

Notes:

Certificate of Occupancy 46426, 5/7/1985, permitted occupancy"Continued use of existing 2 story structure as a drug store first floor with one dwelling unit above".

Date of Hearing: June 14, 2012

Time of Hearing: 9:10
Zone Case 115 of 2012
7114 Meade St

Zoning District: R1D-L
Ward: 14
Council District: 9, Councilperson Rev. Ricky Burgess
Neighborhood: Point Breeze North
Applicant: Neffke Janice
Owner: Neffke Janice

280 sq. ft. one story addition to 2 ½ story single family detached dwelling.

Variance: 903.03.B.2 minimum 5 ft interior side yard set back required and 1'4" requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: June 14, 2012
Time of Hearing: 9:20
Zone Case 116 of 2012

345 Main St

Zoning District: R1A-H
Ward: 9
Council District: 7, Councilperson Patrick Dowd
Neighborhood: Central Lawrenceville
Applicant: Antosz Eleanor
Owner: Antosz Eleanor

11'7"x12' balcony for three story single family detached dwelling.

Variance : 903.03.D.2 minimum 5ft interior side yard set
back required and 0 ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
ZBA 49 of 2012, request for
12'10"x14' balcony for two
story single family detached
dwelling was approved.

Notes:
N/A

Date of Hearing: June 14, 2012

Time of Hearing: 9:30
Zone Case 117 of 2012
135 Greenside Ave

Zoning District: R1D-L
Ward: 20
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Banksville
Applicant: McKenna Tracy
Owner: McKenna Richard

Use of one story structure as a child care (limited): 4 to 6 children.

Special Exception: 911.04.A.12 use of child care (limited) in R1D zoning district is a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
Certificate of Occupancy 51701, 1987, permitted occupancy "One story structure for use as a major garage, mechanical repair of trucks".

Certificate of Zoning Classification dated 7/21/2000, described use of property as single family dwelling.

Date of Hearing: June 14, 2012

Time of Hearing: 9:40

Zone Case 118 of 2012

3811 Bigelow Blvd

Zoning District: UI

Ward: 5

Council District: 7, Councilperson Patrick Dowd

Neighborhood: North Oakland

Applicant: Aman & Nikhil Properties LLC

Owner: Aman & Nikhil Properties LLC

Use of an existing five story structure as a multi-unit residential building with 11 units and nine outdoor parking stalls and 3 integral garages.

Special Exception: 911.04.A.85 use requires a Special Exception approval in UI zoning District

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: June 14, 2012

Time of Hearing: 9:50

Zone Case 119a of 2012

3524,3526,3528 Frazier St

Zoning District: R1A-H

Ward: 4

Council District: 6, Councilperson R. Daniel Lavelle

Neighborhood: South Oakland

Owner: Oakland Planning and Development Corporation

Applicant: Senko Construction Inc

Two new three story single family attached dwellings and one three story detached dwelling with two car parking stalls at rear.

Variance: 03.03.D.2 minimum 5 ft interior side yard set back required and 0 ft requested (one side of the each attached dwelling)

minimum 5 ft interior side yard set back required and 2'4" requested for a two car parking stall for unit 1 (both sides)

minimum 5 ft interior side yard set back required and 3'6" requested for a two car parking stall for unit 2 (both sides)

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: June 14, 2012

Time of Hearing: 9:50
Zone Case 119b of 2012
3606 & 3610 Frazier St

Zoning District: R1A-H
Ward: 4
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: South Oakland
Owner: Oakland Planning and Development Corporation
Applicant: Senko Construction Inc

Two new three story single family detached dwellings with two car parking stalls at rear.

Variance: 03.03.D.2 minimum 5 ft interior side yard set back required and 3'7 ½ " (westerly side) and 4'8 ½ "(easterly side) for unit 1; and 3'4"(westerly side) and 0 ft (easterly side) for unit 2 requested

minimum 5 ft interior side yard set back required and 4ft requested for a two car parking stall for unit 1 (both sides)

minimum 5 ft interior side yard set back required and 1.5 ft requested for a two car parking stall for unit 2 (both sides)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: June 14, 2012
(continued from April 26,2012)
Time of Hearing: 10:00

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 first 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: June 14, 2012

Time of Hearing: 10:10

Zone Case 120a of 2012

Saw Mill Run Blvd

Zoning District: NDI

Ward: 32

Council District: 4, Councilperson Natalia Rudiak

Neighborhood: Overbrook

Owner: Martin Media

Applicant: Lamar Advertising Co

Existing advertising sign relocation.

Variance: 919.02.N.3 sign shall not be moved to a different location and a sign relocation requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
Certificate of Occupancy 47844, dated 10/18/1985, permitted occupancy "14'x48' ground sign (Issued on the basis of sign registration billing # 5528 renewed annually prior to 1958. Original application destroyed)". Location: Saw Mill Run Blvd & Library Road.

Date of Hearing: June 14, 2012

Time of Hearing: 10:10

Zone Case 120b of 2012
Library Rd

Zoning District: R1D-L

Ward: 32

Council District: 4, Councilperson Natalia Rudiak

Neighborhood: Overbrook

Owner: Martin Media

Applicant: Lamar Advertising Co

Existing advertising sign relocation.

Variance: 919.02.N.3 sign shall not be moved to a different location and a sign relocation requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 47622, dated 9/18/1985, permitted occupancy "12'x25' ground sign (Issued on the basis of sign registration billing # 5356 renewed annually prior to 1958. Original application destroyed)". Location: 2704 Library Road

Date of Hearing: June 14, 2012

Time of Hearing: 10:10

Zone Case 120c of 2012

2449 Saw Mill Run Blvd

Zoning District: LNC

Ward: 32

Council District: 4, Councilperson Natalia Rudiak

Neighborhood: Overbrook

Owner: Chalmers Martin & Marilyn

Applicant: Lamar Advertising Co

Existing advertising sign relocation.

Variance: 919.02.N.3 sign shall not be moved to a different location and a sign relocation requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 201000052, dated 1/12/2010, permitted occupancy: use of one story structure for vehicle sales (limited).