



**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 21, 2012**

<p><b>Date of Hearing:</b> June 21, 2012  <b>Time of Hearing:</b> 9:10  <b>Zone Case 121 of 2012</b></p> <p>5700 Elgin St</p> <p><b>Zoning District:</b> R1D-M  <b>Ward:</b> 11  <b>Council District:</b> 7, Councilperson Patrick Dowd  <b>Neighborhood:</b> Highland Park  <b>Applicant:</b> Jason Long  <b>Owner:</b> Hicks Brian &amp; Marissa</p> <p>6 ft privacy fence over 4 ft retaining wall and along the side of 8ft high 20'x14' deck for 2 ½ story single family detached dwelling.</p> <p><b>Variance:</b> 903.03.C.2      minimum 30 ft exterior side yard set back required and 2ft requested ( for a fence &amp; a retaining wall); 10ft (for a fence &amp; a deck)</p> <p><b>Variance:</b> 925.06.A.3      maximum 6 ½ ft in height fence permitted in any required side or rear and 6ft over 4ft of retaining wall requested</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 34917, dated 11/22/1978, permitted occupancy "Two family dwelling".</p> <p>Certificate of Zoning Classification 142617, dated 11/18/2011, described the current use of property as single family dwelling.</p>
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**Date of Hearing:** June 21, 2012

**Time of Hearing:** 9:20

**Zone Case 122 of 2012**

385 -395 S Bouquet St

10-20 S Bouquet Court

**Zoning District:** R2-H

**Ward:** 4

**Council District:** 3, Councilperson Bruce Kraus

**Neighborhood:** North Oakland

**Applicant:** San Lorenzo LLC

**Owner:** San Lorenzo LLC

Six new three story two family dwellings with a one-car parking stall for each dwelling at rear; six off-site parking stalls for buildings 1,2, and 3 to be located at 10-20 S Bouquet Court.

**Variance :** 903.03.D.2      minimum 15 ft front setback required and 6 ft requested (for buildings 1,2,3)

minimum 5 ft interior side yard setback required and 0 ft requested(one side of of each structure)

minimum 5 ft interior side yard setback required for parking stalls and 0.5 ft requested (for buildings 4,5,6)

**Special Exception:**914.07.G.2(a)

Off-site parking is a Special Exception

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A



**Date of Hearing:** June 21, 2012  
**(continued from May 24,2012)**  
**Time of Hearing:** 9:40  
**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 & Decisions:**  
N/A

**Notes:**  
N/A

**Date of Hearing:** June 21, 2012

**Time of Hearing:** 9:50  
**Zone Case 125 of 2012**  
5249 Fair Oaks St

**Zoning District:** R1D-L  
**Ward:** 14  
**Council District:** 8, Councilperson William Peduto  
**Neighborhood:** Squirrel Hill North  
**Applicant:** Katzen Robert M & Ellen F  
**Owner:** Katzen Robert M & Ellen F

18'2" x 18'2" one story addition to one story single family detached dwelling.

**Variance :** 903.03.B.2            minimum 30ft rear set back required  
and 9'4 ½ " requested

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A

**Date of Hearing:** June 21, 2012  
**Time of Hearing:** 10:00

**Zone Case 126 of 2012**  
2211 Mahon St

**Zoning District:** LNC  
**Ward:** 5  
**Council District:** 6, Councilperson R. Daniel Lavelle  
**Neighborhood:** Upper Hill  
**Owner:** Central New Development Corporation  
**Applicant:** Central New Development Corporation

Existing parking lot renovation for use as commercial(general) with 48 parking stalls.

**Variance:** 911.04.A.45      use is not permitted in LNC district

**Variance:** 914.09.A.1      use shall be located 10ft of the street right-of-way and 5 ft requested

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A

**Date of Hearing:** June 21, 2012

**Time of Hearing:** 10:10

**Zone Case 124 of 2012**

6819 McPherson Blvd

**Zoning District:** R1D-L

**Ward:** 14

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

**Neighborhood:** Point Breeze North

**Applicant:** Teasdale Lindsey Marie

**Owner:** Teasdale Lindsey Marie

Use of one chicken coop with 10 poultry birds as an urban agriculture (accessory use) of an existing three story structure.

**Special Exception:** 912.07.B                      use shall be authorized as a Special Exception

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

ZBA 209 of 2011, applicant's request for use of one chicken coop with 12 birds of an existing three story structure was Denied.

**Notes:**

Certificate of Occupancy 35413, dated 4/6/1979, permitted occupancy "Three family dwelling".

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