



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

July 12, 2012

<p>Date of Hearing: July 12 , 2012</p> <p>Time of Hearing: 8:50 Zone Case 125 of 2012 (continued from June 21,2012)</p> <p>5249 Fair Oaks St</p> <p>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</p> <p>18'2" x 18'2" one story addition to one story single family detached dwelling.</p> <p>Variance : 903.03.B.2 minimum 30ft rear set back required and 9'4 ½ " 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: July 12, 2012
Time of Hearing: 9:10
Zone Case 133A of 2012
600-604 Cedar Ave

Zoning District: R1A-VH
Ward: 23
Council District: 1, Councilperson Darlene Harris
Neighborhood: East Allegheny
Applicant: Edge Studio
Owner: Davis Properties Holding Co LLC

Expansion of the existing nonconforming three story structure (additional 8 residential units) with 8 outdoor parking stalls and 6 off-site parking spaces.

Special Exception: 921.02.A.1 expansion of a nonconforming use
Is a Special Exception

Variance : 921.02.A.1(a) expansion of a nonconforming use
by more than 15% in a residential
zoning district is not permitted and
189 % proposed

Special Exception: 914.07.G.2(a) off-site parking is a Special
Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
ZBA decision 274, dated 8/9/1996, special exception granted for the erection of a 3ft x4ft illuminated business ID wall sign to the front wall and a 3ftx4ft illuminated business ID wall sign to the southerly side wall of an existing 3 story funeral home structure, subject to the following conditions:
1 Illumination of the 2 signs can only be from dusk to closing
2 The building inspector is hereby directed to issue the certificate of occupancy under application dated January 26, 1996 upon appellant meeting compliance with code and a final inspection by the inspector.

Notes:

Certificate of Occupancy 65700, dated 8/26/1993, permitted occupancy "3 story structure first floor funeral home with 3 chapels on first floor and 8 car garage a total of six dwelling units on upper floor".

Date of Hearing: July 12, 2012

Time of Hearing: 9:20

Zone Case 135 of 2012

860 Saw Mill Run Blvd

Zoning District: HC

Ward: 18

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: Bon Air

Owner: 860 Realty Corporation

Applicant: Precision Sign & Awning

Existing business ID electronic sign.

Special Exception: 919.03.O.3 electronic non-advertising signs within the HC zoning district shall be approved as a Special Exception

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: July 12, 2012

Time of Hearing: 9:30

Zone Case 136 of 2012

3057 Penn Ave

Zoning District: UI

Ward: 6

Council District: 7, Councilperson Patrick Dowd

Neighborhood: Strip District

Applicant: Young Real Estate LLC

Owner: Yong Real Estate LLC

Use of existing three story structure as two family dwelling.

Special Exception: 921.02.A.4 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 62622, dated 4/30/1992, permitted use "Continued use of existing three story structure as a restaurant/bar on first floor and one dwelling unit above".

Certificate of Occupancy 72046, dated 9/4/1996, permitted occupancy "Rear first floor kitchen extension 5'10"x14'11" to existing restaurant /bar".

Date of Hearing: July 12 , 2012
Time of Hearing: 9:40
Zone Case 137 of 2012
153 Knox Ave

Zoning District: R1D-H
Ward: 30
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Knoxville
Applicant: Bezak Ronald
Owner: Bezak Ronald

Use of existing two story structure as two family dwelling with two car parking stalls at rear.

Variance : 911.04.A use of two family dwelling is not permitted in R1D-H zoning district

Variance: 903.03.D.2 minimum 5ft interior side yard setback required for two car parking pad and 4ft requested (both sides)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: July 12, 2012
Time of Hearing: 10:00
Zone Case 139 of 2012
1008-1010 Fifth Ave

Zoning District: UNC
Ward: 1
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Bluff
Owner: Elinoff Howard
Applicant: Jen Bee Design

Existing building renovation for use as multi-unit residential(10 units total) and restaurant (general) on the 1st and a portion of the 4th floors.

Special Exception: 911.04.A.57 use of restaurant (general) in UNC zoning district is a SE

Variance : 914.02.A off-street parking spaces for the restaurant required and 0 spaces requested

Variance: 914.02.A 10 off-street parking spaces for the residential units required and 0 spaces requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: July 12, 2012
Time of Hearing: 10:10
Zone Case 140 of 2012
2222 Webster Ave

Zoning District: LNC
Ward: 5
Council District: 6, Councilperson r. Danielle Lavelle
Neighborhood: Middle Hill
Applicant: Young Jack
Owner: Young Jack

Use of existing one story structure (a portion of 1st floor) as laundry services.

Special Exception: 911.04.A.67 use of laundry services in LNC Zoning District is a Special Exception

Variance: 914.02.B use requires parking demand analysis

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 56556, 12/21/1989, for 222 2½ Webster Ave, permitted occupancy "Restaurant approximately 800 sq. ft."

Certificate of Occupancy 58467, dated 10/4/1990, for 2222 Webster Ave, permitted occupancy "Grocery store approximately 800 sq. ft."