



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 19, 2012

Date of Hearing: July 19, 2012

Time of Hearing: 9:00

Zone Case 141 of 2012

510 W Station Square Dr.

Zoning District: SP-4

Ward: 19

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: South Shore

Applicant: TDA Architecture

Owner: Station Square Gaming LP

New 6,250 sq. ft. business ID sign for Riverhounds Event Center.

Variance: 909.01.1.4.b
Amendment to the Preliminary
Land Development Plan

maximum 160 sq. ft. in sign face
area permitted and 6,250 sq. ft.
requested

Sign to be located on seats of
Riverhounds Event Center

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: July 19, 2012

Time of Hearing: 9:10

Zone Case 142 of 2012

1002 Herron Ave

Zoning District: R2-H

Ward: 6

Council District: 7, Councilperson Patrick Dowd

Neighborhood: Polish Hill

Applicant: Helwick Gerald

Owner: Helwick Gerald

12ft x 14ft shed in rear yard of two story single family dwelling.

Variance : 912.04.B

minimum 2ft. rear set back required
and 1ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: July 19, 2012

Time of Hearing: 9:30

Zone Case 144 of 2012

1246 Resaca Pl

Zoning District: R1A-H

Ward: 22

Council District: 6, Councilperson R. Daniel Lavelle

Neighborhood: Central Northside

Applicant: Radelet John & MariRose

Owner: Radelet John & MariRose

Use of 7'x7' one story garden shed at rear of two ½ story single family dwelling.

Variance: 903.03.D.2 minimum 5ft interior side yard setback required and 1ft requested

minimum 15ft exterior side yard setback required and 7ft requested

Variance :912.04.B minimum rear setback 5ft required and 1ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 76246, dated 10/18/1999, permitted occupancy "3 story one family dwelling with 8'x13'8" porch roof in rear".

Date of Hearing: July 19, 2012
Time of Hearing: 9:40

Zone Case 145 of 2012
816 Saint James St

Zoning District: R1D-VL
Ward: 7

Council District: 8, Councilperson William Peduto

Neighborhood: Shadyside

Applicant: S M Tobe Enterprises LLC

Owner: S M Tobe Enterprises LLC

10' X10' one story addition for sunroom at rear of 2 ½ story single family dwelling.

Variance: 903.03.A.2 minimum 30ft rear yard setback required and 10ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 183 of 2009, 816 Saint James St, use of 10'x10' sunroom (new one-story addition) at the rear of single family dwelling, a variance 903.03.A.2 was approved

Notes:

Certificate of Occupancy 34261, dated 8/3/1978, permitted occupancy "Single family dwelling and one car detached garage (rear porch enclosure).

Certificate of Occupancy OCC09-08857, dated 10/19/2011, permitted occupancy "Use of 10'x10' sunroom at the rear of existing 2 ½ story single family dwelling".

Certificate of Occupancy OCC09-04943, dated 10/19/2011, permitted occupancy "12'x24' one car detached garage, 9.5'x5' second floor balcony at rear with 16'x8' front porch of existing 2 ½ story single family dwelling".

Date of Hearing: July 19, 2012

Time of Hearing: 9:50
Zone Case 146 of 2012

226 N Negley Ave

Zoning District: RM-M

Ward: 11

Council District: 9, Councilperson Rev. Ricky Burgess

Neighborhood: Highland Park

Owner: Hollister Charles and Sandra

Applicant: Ali Sharif (prospective owner)

Use of 3,000 sq. ft. one story structure as retail sales and service(general) with 6 parking stalls.

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

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 24057, dated 10/22/1979, permitted use "Gasoline service station and inspection station".

Date of Hearing: July 19, 2012

Time of Hearing: 10:00

Zone Case 147 of 2012

2139 Wharton St

Zoning District: UI

Ward: 16

Council District: 3, Councilperson Bruce Kraus

Neighborhood: Southside Flats

Owner: Ponte Vista LLC

Applicant: Ponte Vista LLC

New multi-unit residential structure (25 units) with integral garages.

Variance: 904.07.C.3 maximum height 4 stories permitted
and 5 stories proposed

maximum Floor Area Ratio 3:1 permitted
and 3.278:1 proposed

Appearances
For Appellant:

Objectors:

Observers:

Observers:

Past Cases & Decisions:

ZBA 155 of 2011, Special Exception approved for new 4 story building for multi-unit residential with 18 units, 22 parking spaces and 6 bicycle parking spaces with the following condition:

1. That the applicant submit a final site plan including landscaping to be reviewed by City Planning staff and approved by the Zoning Administrator.

Notes:

N/A

Date of Hearing: July 19, 2012

Time of Hearing: 10:10
Zone Case 148 of 2012

5898 Wilkins Ave

Zoning District: R1D-VL

Ward: 14

Council District: 8, Councilperson William Peduto

Neighborhood: Squirrel Hill

Owner: Congregation EZ Hayim (Tree of Life)

Applicant: LA Escuelita Arcoiris

Use of one classroom on second floor as child care(general) up to 8 children, 18-30 months of age, in existing three story religious assembly school.

Variance: 911.04.A.12 child care(general) is not permitted
R1D zoning district

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

<u>Appearances</u>	
Objectors:	
Observers:	