



**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 26, 2012**

<p><b>Date of Hearing:</b> July 26, 2012  <b>Time of Hearing:</b> 9:00  <b>Zone Case 149 of 2012</b></p> <p>2637 Mount Royal Rd</p> <p><b>Zoning District:</b> P  <b>Ward:</b> 14  <b>Council District:</b> 5, Councilperson Corey O'Connor  <b>Neighborhood:</b> Squirrel Hill  <b>Applicant:</b> Carol Brown  <b>Owner:</b> Donato Morgan R III &amp; Barbara B</p> <p>Use of 10'x38' mobile construction trailer converted to a self-contained hydroponic garden at rear of existing two story single family dwelling.</p> <p><b>Variance:</b> 912.01(b)      accessory structures shall be subordinate in area, extent and purpose to the primary use or structure served; use of mobile office trailer as "hydroponic garden" 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>  N/A</p>
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**Date of Hearing:** July 26, 2012  
**Time of Hearing:** 9:20  
**Zone Case 151 of 2012**  
250-252-256 44 St

**Zoning District:** R1A-H  
**Ward:** 9  
**Council District:** 7, Councilperson Patrick Dowd  
**Neighborhood:** Central Lawrenceville  
**Applicant:** LDA Architects INC  
**Owner:** E Properties & Development

Renovation of existing structure as multi-unit residential (73 units) with 88 on-site parking stalls.

**Variance :** 903.03.D.2      maximum height 3 stories permitted and 5 stories proposed

minimum 15ft front setback for parking stalls required and 10ft proposed

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

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
Certificate of Occupancy 48836, dated 1986, location 256 44 St, permitted occupancy "8'x9' side extension to existing rectory building for use as a boiler room".

Certificate of Occupancy 64907, dated 5/6/1993, location 250 44 St, permitted occupancy "Existing elementary school".

**Date of Hearing:** July 26, 2012  
**Time of Hearing:** 9:30  
**Zone Case 154 of 2012**

2115 Wharton St

**Zoning District:** R1A-VH  
**Ward:** 16  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** Southside Flats  
**Applicant:** Kajon Materials Inc.  
**Owner:** Kajon Materials Inc.

Two story and one story additions above existing one story structure for use as a single family dwelling and an office space.

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

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

ZBA 135 of 2010, request for one –and-two story addition with roof-top deck above existing one-story structure for use as a single family dwelling with integral first floor one-car garage granted.

ZBA 35 of 2012, the applicant's request for a two story addition above existing one story structure for use as two family dwelling and an office space on first and second floors was Denied.

**Notes:**

Certificate of Zoning classification, dated 3/9/1994, described use of property "office building".

Certificate of Zoning Classification 143492, dated 1/26/2012, described use of property as "warehouse".

**Date of Hearing:** July 26, 2012  
(application withdrawn)

**Time of Hearing:** 9:40  
**Zone Case 155 of 2012**  
3247 E Carson St

**Zoning District:** UI  
**Ward:** 16  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Side Flats  
**Applicant:** URA of Pittsburgh  
**Owner:** Pittsburgh Sign & Lighting LLC

Two new business ID wall mounted signs for Giant Eagle (40 s. f.  
and 32 s. f.).

**Variance:** 919.03.M.6

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** July 26, 2012

**Time of Hearing:** 9:50

**Zone Case 152 of 2012**

4073 Alger St

**Zoning District:** LNC

**Ward:** 15

**Council District:** 5, Councilperson Corey O'Connor

**Neighborhood:** Greenfield

**Owner:** Averbach Richard & Mark Averbach

**Applicant:** Averbach Richard & Mark Averbach

Use of existing one story structure as vehicle/equipment repair (limited) with 30 parking stalls.

**Special Exception:** 911.04.A.73 use of vehicle/equipment repair (limited) is a Special Exception in LNC zoning district

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

ZBA 91 of 1978, variances, special exception granted to occupy existing one story structure as automobile & gasoline service station, with new canopy over pump island and 4 interior parking stalls.

**Notes:**

Certificate of Occupancy 38743, dated July 28, 1981, permitted occupancy "Automobile and gasoline service station and four interior parking stalls".

**Date of Hearing:** July 26, 2012  
**Time of Hearing:** 10:00  
**Zone Case 156 of 2012**

3815 Forbes Ave

**Zoning District:** OPR  
**Ward:** 4  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** North Oakland  
**Applicant:** OBID  
**Owner:** University of Pittsburgh

Renovated plaza with art work and convenience information electronic non-advertising sign.

**Variance :** 919.03.1.3 shall not exceed 18 sq. ft. in face area and 80 sq. ft. proposed

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

**Variance:** 919.02.B off site advertising not allowed in OPR zoning district and sponsor name to be shown on sign

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Occupancy 62448, dated 3/30/1992, permitted occupancy "2 story restaurant with trash enclosure in rear".

Certificate of Occupancy 89035, dated 10/10/2005, permitted occupancy "Park area, including lighting and beach seating".

**Date of Hearing:** July 26, 2012  
**Time of Hearing:** 10:10  
**Zone Case 157 of 2012**

5531 Pocusset St

**Zoning District:** R2-L  
**Ward:** 14  
**Council District:** 5, Councilperson Corey O'Connor  
**Neighborhood:** Squirrel Hill  
**Applicant:** Ifrah Itzhak  
**Owner:** Ifrah Itzhak

12ft x 8ft of existing porch enclosure for two story single family detached dwelling.

**Variance :** 903.03.B.2            minimum 30ft front setback required and 23ft requested

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A

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