



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

August 9, 2012

<p>Date of Hearing: August 9, 2012 Time of Hearing: 9:00 Zone Case 163 of 2012</p> <p>35 Maytide St</p> <p>Zoning District: R2-L Ward: 29 Council District: 4, Councilperson Natalia Rudiak Neighborhood: Carrick Applicant: Linda Miller Owner: Linda Miller</p> <p>Use of 2 ½ story structure as two family dwelling.</p> <p>Variance: 903.03.B minimum 5,000 sq. ft. lot size required and 4,699 sq. ft. requested</p> <p>Variance: 914.02.A minimum 2 off-street parking spaces required and 0 requested</p> <p><u>Appearances</u> For Appellant:</p> <p>Objectors:</p> <p>Observers:</p>	<p>Past Cases & Decisions: ZBA case 109 of 1973, variance granted to erect 5' fence inside property at #33 Maytide St and occupy of 2 ½ story structure as a 1 family dwelling (#35).</p> <p>Notes:</p> <p>Certificate of Occupancy 29913, dated 3/12/1976, permitted occupancy "2 ½ story one family dwelling".</p>
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Date of Hearing: August 9, 2012
Time of Hearing: 9:10
Zone Case 164 of 2012

1128 Arlington Ave

Zoning District: LNC
Ward: 18
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Allentown
Applicant: Coennen Henry & Harriet
Owner: Coennen Henry & Harriet

24ft x 41ft parking pad for 1122 Arlington Ave (2 cars).

Variance : 914.07.G.2(a) off-site parking shall be approved by a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
Certificate of Occupancy 20992, dated 11/13/1968, location 1122-1124 Arlington Ave, permitted occupancy "Auto Body Shop – rooftop being used for storage".

Certificate of Occupancy 27014, dated 10/3/1973, location 1122 New Arlington Ave, permitted occupancy "One story building used as auto repair and body shop with rooftop being used for storage and four car minor parking area with six feet fence on side boundary lines".

Date of Hearing: August 9, 2012
Time of Hearing: 9:20
Zone Case 165 of 2012

2128 Murray Ave

Zoning District: LNC
Ward: 14
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Squirrel Hill South
Applicant: Mineo Dominic & Giovanni
Owner: Mineo Dominic & Giovanni

1,197 sq. ft. expansion of the existing restaurant for use as restaurant (general).

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

Variance: 914.02.A 8 additional off-street parking spaces required and 0 parking spaces requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
ZBA 667 of 1980, location 2124 Murray Ave, a request to change the occupancy of the residential section of the structure from 4 units to 6 units was granted with condition that 5 parking stalls are always available; the existing pizza shop, shoe store, clothing store and fruit store are to remain.

Notes:

Certificate of Occupancy 50707, dated January 23, 1987, permitted occupancy "One story building used for pizza shop".

Certificate of Occupancy 29120, dated April 2000, permitted occupancy "Additional 700 sq. ft. seating area for pizza shop".

Certificate of Occupancy 200900844, dated 6/4/2009, location 2124 Murray Ave, permitted occupancy "Use of existing one and three story structure as retail sales and service-limited in 3 store fronts on 1st floor with 4 dwelling units on 2nd floor and 2 dwelling units on 3rd floor(5 parking stalls for residents at Phillips/Douglas city parking lot)".

Date of Hearing: August 9, 2012
Time of Hearing: 9:30
Zone Case 166 of 2012

108 19th St

Zoning District: UI
Ward: 2
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Strip District
Applicant: Andrew Budacki
Owner: Isoldi Vincenzo

Use of two story, 10,000 sq. ft. structure as restaurant (general).

Variance: 912.04.B 10ft 1inch high wall located in rear yard; minimum 5ft rear set back required and 1ft provided

Special Exception:914.07.G.2(a) 38 off-site parking spaces to be located at 1993 Penn Ave

Variance: 914.02.A 49 parking spaces required and 38 off-site spaces provided

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
Certificate of Occupancy 200601662, dated 1/08/2007, location 56 19th St, permitted occupancy "Use of first and second floor for restaurant (general) (10,000 sq. ft.) with second story 7'9"x100' balcony with existing 28 parking stalls (maximum occupancy load-182 persons first floor and 480 persons second floor)".

Date of Hearing: August 9, 2012
(continued from July 19,2012)
Time of Hearing: 10:00
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".