





**Date of Hearing:** September 6, 2012  
**Time of Hearing:** 9:30  
**Zone Case 168 of 2012**

625 W Warrington Ave

**Zoning District:** P  
**Ward:** 19  
**Council District:** 4, Councilperson Natalia Rudiak  
**Neighborhood:** Mount Washington  
**Applicant:** Alsoud Fahed  
**Owner:** Alsoud Fahed

Use of one story structure as vehicle/equipment sales and repair (general) with 8 outdoor parking stalls.

**Variance :** 911.04.A.74 use of vehicle/equipment sales(general)  
911.04.A.76 and vehicle/equipment repair(general)  
Is not permitted in P zoning district

**Variance:** 905.01.C for proposed parking stalls:  
minimum 30ft front setback required and  
7ft proposed  
  
minimum 20ft exterior side yard setback  
required and 3ft proposed  
  
minimum 5ft interior side yard setback  
required and 0ft proposed

Appearances  
For Appellant:

Objectors:

Observers:

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

Certificate of Occupancy 1375, dated 11/14/1939, permitted occupancy "Sales of auto parts from store room; used car lot for used cars; auto parts will not be stored in open lot; wrecking of cars not permitted".

Certificate of Occupancy 33934, dated 6/12/1978, permitted occupancy "1<sup>st</sup> floor, auto parts store and outdoor sales of used cars (wrecking of cars not permitted) – upper floors, a total of six dwelling units two outdoor parking stalls".





**Date of Hearing:** September 6, 2012

**(continued from July 19,2012)**

**Time of Hearing:** 10:00

**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:** September 6, 2012

**Time of Hearing:** 10:10

**Zone Case 172 of 2012**

0 Anita Ave  
(parcel 88-D-320)

**Zoning District:** R1D-L

**Ward:** 14

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

**Neighborhood:** Squirrel Hill South

**Applicant:** Heartland Homes Inc.

**Owner:** Snyder Daniel & Jamie

New two story single family detached dwelling with three car integral garages.

**Variance :** 903.03.B.2                      minimum 30ft rear setback required  
and 24ft 6inch requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** September 6, 2012  
**(continued from August 2,2012)**  
**Time of Hearing:** 10:20  
**Zone Case 161 of 2012**

700 E Carson St

**Zoning District:** G1  
**Ward:** 17  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** Southside Flats  
**Applicant:** Oxford Development  
**Owner:** Leahi Holding LP

New service station with 45 parking stalls.

**Variance:** 904.06.C.2                    minimum 20ft rear setback required and 0ft requested

minimum 5ft rear setback required for parking stalls and 0ft requested

**Variance:** 911.04.A.65(f)            minimum 150ft from any residential district required and 40ft requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

ZBA 206 of 1996, Special Exception granted to change occupancy of existing two-story structure from a construction inspection bureau and testing lab with an incidental office to offices for property restoration company with incidental storage of household items and restoration equipment including ladders, dehumidifiers and drying equipment with an existing 1,700 sq. ft. of outdoor parking area to remain.

**Notes:**

Certificate of Occupancy 79897, dated 8/31/2000, permitted occupancy "Offices for a property restoration company with incidental storage of household items and restoration equipment including ladders, dehumidifiers and drying equipment with an existing 1,700 sq. ft. of outdoor parking area".