



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

September 13, 2012

<p>Date of Hearing: September 13, 2012 Time of Hearing: 9:00 Zone Case 172a of 2012</p> <p>3515 Iowa St</p> <p>Zoning District: R2-L Ward: 5 Council District: 6, Councilperson R. Daniel Lavelle Neighborhood: Upper Hill Applicant: Southers Mark C Owner: Southers Mark C</p> <p>6ft privacy fence along southerly exterior side yard of two story single family dwelling.</p> <p>Variance : 925.06.A.2 exterior side yard open fence not more than 4ft above the ground level permitted and 6ft privacy fence proposed</p> <p>Variance: 903.03.B.1 minimum 30ft front setback required and 0ft requested</p> <p><u>Appearances</u> For Appellant</p> <p>Objectors:</p> <p>Observers:</p>	<p>Past Cases & Decisions:</p> <p>ZBA 667 of 1982, Special Exception Granted to occupy existing 3 story structure as a small personal care residence with 8 clients and 3 stall parking area in side yard and 2 kitchens.</p> <p>Notes: Certificate of Occupancy 38300, dated 4/24/1981, permitted occupancy” Two dwelling units as follows: one dwelling unit occupied by owner occupant and two lodgers. One dwelling unit occupied by natural family or no more than three unrelated people living together as a common household unit”</p> <p>Certificate of Occupancy 44956, dated 8/31/1984, permitted occupancy “ One family dwelling with two lodgers and two kitchens and three outdoor parking stalls”</p>
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Date of Hearing: September 13, 2012
Time of Hearing: 9:10
Zone Case 173 of 2012

143 S 18TH St

Zoning District: R1A-VH
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Richard Constanzo
Owner: Episcopo Rose J

Building renovation for use as single family dwellings (two units).

Variance: 903.03.E.2 minimum 1,200 sq. ft. lot size permitted
and 560 sq. ft. and 640 sq. ft. lot size
per unit proposed

minimum 5ft front setback required
and 0ft requested

minimum 5ft interior side setback
required and 0ft requested

Appearances
For Appellant

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: September 13, 2012
Time of Hearing: 9:20
Zone Case 174 of 2012

145 S 15St

Zoning District: R1A-VH
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Spencer William & Marianne
Owner: Spencer William & Marianne

Use of three story structure as two family dwelling.

Variance : 911.04.A use of two family dwelling is not permitted in R1A zoning district

Variance : 914.02A one additional on-site parking stall required and zero proposed

Appearances
For Appellant:

Objectors:

Observers:

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

Date of Hearing: September 13, 2012

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Zone Case 186 of 2012

907-913-917 Anaheim St

Zoning District: R2-L

Ward: 5

Council District: 6, Councilperson R. Daniel Lavelle

Neighborhood: Upper Hill

Owner: Schenley Hights Collaborative INC

Applicant: Pittsburgh Housing Development

Three new two story single family detached dwellings with one car integral garages.

Variance: 903.03.B.2 minimum 5,000 sq. ft. lot size required
and 4,055 sq. ft. (lot4) and 3,398 sq. ft.
(lots 5 & 6) requested

minimum 30ft front setback required
and 5ft proposed

minimum 30ft rear setback required
and 24ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: September 13, 2012
Time of Hearing: 9:40
Zone Case 176 of 2012

1727 Rutledge St

Zoning District: R1D-M
Ward: 19
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Duquesne Heights
Applicant: Katich John V Jr.
Owner: Katich John V Jr.

8ft x 16.5ft two story addition and 18ft x 28ft deck to the existing two story single family dwelling.

Variance : 903.03.C.2 minimum 5ft interior side yard setback required and 0.8ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 141 of 1975, variance granted to erect 1 story extension (porch enclosure) to front existing 2 story, 1 family dwell.

Notes:

Certificate of Occupancy 28846, dated 7/14/1975, permitted occupancy "Two story, one family dwelling (enclosure on front porch)".

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Zone Case 177 of 2012

735 S Negley Ave

Zoning District: R2-M
Ward: 7
Council District: 8, Councilperson William Peduto
Neighborhood: Shadyside
Applicant: Harold B Weitz Inc.
Owner: Harold B Weitz Inc.

Expansion of the existing 2 ½ story structure for use as four family dwelling.

Special Exception : 921.02.A.4 change from a one non-conforming use to another is a Special Exception

Variance: 914.02.A one additional parking stall required and 0 proposed

Special Exception: 921.02.A.1 expansion of non-conforming use is a Special Exception

Variance: 903.03.C.2 minimum 30ft rear setback required and 5'-7 ½ " requested

minimum 30ft exterior side yard setback required and 9'-10" requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
Certificate of Occupancy 37632, dated 11/13/1980, permitted occupancy "Three family dwelling with dentist office and two car attached garage (new porch and extended trellis 8' from garage roof)".

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Zone Case 178 of 2012

2610 Fifth Ave

Zoning District: OPR-D
Ward: 4
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: South Oakland
Applicant: Felix Anthony Cardella III
Owner: Oakland Portal Partners LP

New nine-twelve-and thirteen stories structures for use as office (general) and hotel(general) with 762 outdoor parking stalls.

Special Exception: 908.03.D.4.f additional height above 60ft in OPR-D zoning district is a Special Exception

Variance: 908.03.D.4.f maximum height 85ft permitted and 165ft proposed

Variance: 908.03.D.4.c minimum 20ft front setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: September 13, 2012
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Zone Case 189 of 2012

250-252-256 44 St

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

Renovation of existing structures as multi-unit residential (57 units) with 88 on-site parking spaces.

Special Exception: 921.02.A.4 change from a one non-conforming use to another is a Special Exception

Variance: 903.03.A.4 minimum 15ft front setback for the parking stalls and a deck required and 10ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA case 151 of 2012, request for renovation of existing structure as multi-unit residential -73 units with 88 parking spaces, case withdrawn.

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: September 13, 2012
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Zone Case 187 of 2012

1922 E Carson St

Zoning District: LNC
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Eatn'Park
Owner: Laughlin Terrence P

Occupy 3,482 sq. ft. of basement and first floor of three story structure 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 3 on-site parking spaces required and 0 spaces requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
ZBA case 146 of 1986, Special Exception granted for restaurant and outdoor café with following condition: sidewalk café shall be limited to table service only.

Notes:
Certificate of Occupancy 90647, dated 10/13/2006, permitted occupancy 'First floor luggage shop with one dwelling unit above on second, third and fourth floors'.

Certificate of Occupancy 200502075, dated 11/8/2006, permitted occupancy "Use of entire first floor (2,880 sq. ft.) of existing three story structure as retail sales/services ("ORIGINAL CIN".
