



**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 20, 2012**

**Date of Hearing:** September 20, 2012

**Time of Hearing:** 9:00

**Zone Case 175 of 2012**

107 Morewood Ave

**Zoning District:** R2-M

**Ward:** 8

**Council District:** 8, Councilperson William Peduto

**Neighborhood:** Bloomfield

**Applicant:** Sharp Kenneth G

**Owner:** Sharp Kenneth G

Use of existing 2 ½ story structure as four family dwelling with the existing three car garage and 9'x20' one car parking pad at rear yard.

**Variance:** 911.04.A.85 multi-unit residential is not permitted in R2 zoning district

**Variance:** 903.03.C.2 for the existing garage:  
minimum 5ft rear setback required and 1ft requested

minimum 5ft interior side yard setback required and 1ft requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** September 20, 2012  
**(continued from August 2,2012)**  
**Time of Hearing:** 9:10  
**Zone Case 158 of 2012**

1851-1853 Morningside Ave

**Zoning District:** PO  
**Ward:** 10  
**Council District:** 7, Councilperson Patrick Dowd  
**Neighborhood:** Stanton Heights  
**Applicant:** Grant Mary Ann  
**Owner:** Grant Mary Ann

Use of three story structure as single family attached dwelling  
(side –by-side duplex, 2 units).

**Variance:** 911.04.A.69                      use of single family attached  
dwelling in PO zoning district  
is not permitted

**Variance:** 905.01.C                      minimum lot size 3,200 sq. ft.  
permitted and 1,486 sq. ft. and  
1,120 sq. ft. requested

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
Certificate of Occupancy  
dated April 1995, permitted  
occupancy” Continued use of  
existing structure as a two  
family dwelling (party  
wall).One unit each address’.

**Date of Hearing:** September 20, 2012  
**Time of Hearing:** 9:20  
**Zone Case 179 of 2012**

730,732,738,740 Marlow St

**Zoning District:** R1D-M (PUD)  
**Ward:** 20  
**Council District:** 2, Councilperson Theresa Kail-Smith  
**Neighborhood:** Elliott  
**Applicant:** Red Swing Group  
**Owner:** The Overlook at West End Pointe, LLC

Four new single family attached dwellings with two car integral garages.

**Variance:** 909.02.C(e)      minimum 30ft rear setback required  
                  903.03.C.2      and 10ft requested

  minimum 30ft exterior side yard  
  setback required and 5ft requested

  minimum 5ft interior side yard  
  setback required and 0ft requested

  maximum height 40ft(3 stories)  
  permitted and 49ft (4 stories) requested

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A

**Date of Hearing:** September 20, 2012

**Time of Hearing:** 9:30

**Zone Case 180a of 2012**

1320-1330 Western Ave

**Zoning District:** UI,NSCPO

**Ward:** 21

**Council District:** 6 ,Councilperson R. Daniel Lavelle

**Neighborhood:** Chateau

**Applicant:** PPG public parking

**Owner:** Western Avenue Associates

Use of existing 35 parking stalls as commercial event parking.

**Variance:** 907.03.B

use of commercial parking is not permitted in NSCPO district

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

Certificate of Occupancy 24420, dated 5/5/1971, location 1320-1330 Western Ave, permitted occupancy "19,760 sq. ft. of area for auto and trailer supply business. Truck, trailer, auto and material handling equipment sales, services and leasing".

Certificate of Occupancy 39052, dated 9/25/81, location 1320 Western Ave, permitted occupancy "General warehouse excluding storage of rags, metal, junk or inflammables with 15 stall parking area".

**Date of Hearing:** September 20, 2012

**Time of Hearing:** 9:30

**Zone Case 180b of 2012**

1424 Western Ave

**Zoning District:** UI,NSCPO

**Ward:** 21

**Council District:** 6 ,Councilperson R. Daniel Lavelle

**Neighborhood:** Chateau

**Applicant:** PPG public parking

**Owner:** Western Avenue Associates

Use of existing 34 parking spaces as commercial event parking.

**Variance:** 907.03.B

use of commercial parking is not permitted in NSCPO district

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

Certificate of Occupancy 200703140, dated 10/24/2008, permitted occupancy "One story structure for office (general) with 3200 sq. ft. of warehouse space and one loading dock in easterly side; with 34 parking spaces including 2 handicapped stalls in westerly side yard".

**Date of Hearing:** September 20, 2012  
**Time of Hearing:** 9:40  
**Zone Case 181 of 2012**

1231 Western Ave

**Zoning District:** UNC,NSCPO  
**Ward:** 21  
**Council District:** 6 ,Councilperson R. Daniel Lavelle  
**Neighborhood:** Chateau  
**Owner:** Griffin Family Limited Partnership(The)  
**Applicant:** All-Stop Parking LLC

Use of existing 52 outdoor parking stalls as commercial event parking.

**Variance:** 907.03.B                      use of commercial parking is not permitted in NSCPO district

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Occupancy 50848, dated 2/18/1987, permitted occupancy "One story warehouse for hardware store supplies and wholesale with incidental office space and 52 outdoor parking stalls".



**Date of Hearing:** September 20, 2012

**(continued from August 9, 2019)**

**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".

**Date of Hearing:** September 20, 2012  
**(continued from August 2,2012)**  
**Time of Hearing:** 10:10  
**Zone Case 162 of 2012**

5200 Penn Ave

**Zoning District:** LNC  
**Ward:** 8  
**Council District:** 7 , Councilperson Patrick Dowd  
**Neighborhood:** Bloomfield  
**Owner:** 1017 Fifth Avenue Partnership  
**Applicant:** Commercial Properties Inc.

New one story structure for use as grocery store (general).

**Special Exception:** 911.04.A.83 use of grocery store(general) in LNC zoning district is a Special Exception

**Variance:** 903.03.C.2 (916.02.A.6) minimum 30ft rear setback required and 18.78ft requested

**Variance:** 916.02.A.1(c) 916.02.A.2(c) minimum 15ft interior side yard setback required and 5ft requested

**Variance:** 922.04.E.3(a) minimum 65% building frontage on the primary frontage required and less than 50% proposed

minimum 50% building frontage on the secondary frontage permitted and 0% proposed

**Variance:** 922.04.E.3(b) the street level façade shall be transparent or shall include commercial- type windows and door openings and spandrel glass window proposed

**Variance:** 922.04.E.3(c) all primary structures shall provide a prominent and highly visible street level doorway or entrance on all facades of the building which front on a street

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

**Notes:**  
N/A

**Variance:** 922.04.E.3(e)(i) no parking spaces shall be located between the front building façade and the front lot line and 72 parking spaces proposed

**Special Exception:** 914.07.D.2 Alternative Access and Parking Plan for parking spaces (auto and bicycle 72 total) proposed

**Variance:** 914.09.A.1 off-street parking area shall not be located within 10ft of the street right-of-way and 4.57ft(Penn Ave Side) and 5.47ft(S Pacific St side) proposed

**Variance:** 914.09.F minimum 60ft from intersecting street right-of-way to the driveway serving the parking area permitted and 5.97ft proposed

Appearances  
For Appellant:

Objectors:

Observers:

**Date of Hearing:** September 20, 2012  
**Time of Hearing:** 10:20  
**Zone Case 193 of 2012**

2205 E Carson St

**Zoning District:** LNC  
**Ward:** 16  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Side Flats  
**Owner:** Carnegie Library of Pittsburgh  
**Applicant:** Carnegie Library of Pittsburgh

New 14 sq. ft. double - side internal LED sign.

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

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A

**Date of Hearing:** September 20, 2012  
**Time of Hearing:** 10:30  
**Zone Case 194 of 2012**

3345 Penn Ave

**Zoning District:** UI  
**Ward:** 6  
**Council District:** 7, Councilperson Patrick Dowd  
**Neighborhood:** Lower Lawrenceville  
**Owner:** Central Real Estate Holdings LLC  
**Applicant:** TKA Architects

New three and four – story structure plus basement with 9,700 sq. ft. of commercial space on 1<sup>st</sup> floor and 13 dwelling units above; 17 parking spaces in basement and 13 bicycle spaces.

**Special Exception:** 911.04.A.85 multi-unit residential use is a Special Exception in UI zoning district

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A

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