



**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**

**January 3, 2013**

<p><b>Date of Hearing:</b> January 3, 2013 <b>Time of Hearing:</b> 9:00 <b>Zone Case 8 of 2013</b></p> <p>444 Miltenberger St (1727 Bluff St)</p> <p><b>Zoning District:</b> NDI <b>Ward:</b> 1 <b>Council District:</b> 6, Councilperson R. Daniel Lavelle <b>Neighborhood:</b> Bluff <b>Applicant:</b> PFEX INC <b>Owner:</b> PFEX INC</p> <p>Use of existing two story structure as office (general).</p> <p><b>Special Exception:</b> 914.11.A 12 off-street parking spaces required and exception to off-street parking schedule requested</p> <p><u>Appearances</u> For Appellant:</p> <p>Objectors:</p> <p>Observers:</p>	<p><b>Past Cases &amp; Decisions:</b></p> <p>ZBA 188 of 2012, a variance under 914.02.A –request for 0 off-street parking spaces was Denied without prejudice.</p> <p><b>Notes:</b></p> <p>N/A</p>
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**Date of Hearing:** January 3, 2013  
**Time of Hearing:** 9:10  
**Zone Case 250 of 2012**

2420 Perrysville Ave

**Zoning District:** R1D-H  
**Ward:** 26  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** Perry South  
**Applicant:** AA Holdings 2005 LC  
**Owner:** AA Holdings 2005 LC

Use of existing three story structure as a three family dwelling.

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

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
Certificate of Occupancy 44878, dated 8/20/1984, permitted occupancy "Multiple family dwelling with four dwelling units".

Certificate of Occupancy 52702, dated 2/2/1988, permitted occupancy "6'4" solid fence as an accessory to existing four family dwelling with four outdoor parking stalls. (6'4" solid fence-northerly side)".





**Date of Hearing:** January 3, 2013  
**Time of Hearing:** 9:50  
**Zone Case 2 of 2013**

0 Sassafras St

**Zoning District:** UI  
**Ward:** 6  
**Council District:** 7, Councilperson Patrick Dowd  
**Neighborhood:** Polish Hill  
**Owner:** RCH Pittsburgh LLC  
**Applicant:** RCH Pittsburgh LLC

Use of 4,000 sq. ft. as social club (general) with banquet facility.

**Review:** 923.02.B          review of the social hall and banquet use

**Variance:** 911.03.B          variance under unlisted uses for banquet and social hall

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A

**Date of Hearing:** January 3, 2013  
**Time of Hearing:** 10:00  
**Zone Case 3 of 2013**

710 N Homewood Ave

**Zoning District:** LNC  
**Ward:** 13  
**Council District:** 9, Councilperson Rev. Ricky Burgess  
**Neighborhood:** Homewood South  
**Owner:** Dawkins Eric  
**Applicant:** E Squared Construction

4,800 sq. ft. expansion of existing restaurant and banquet hall in existing three story structure 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                      28 on-site parking spaces required  
0 requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A  
**Notes:**

Occupancy permit 11-occ-00832, occupancy is for "Use of 1,200 sq. ft. at 710 N Homewood as retail sales and service (ltd) and 2,000 sq. ft. at 712 N Homewood as restaurant and banquet hall in existing 3 story structure".

**Date of Hearing:** January 3, 2013  
**Time of Hearing:** 10:10  
**Zone Case 4 of 2013**

1766 Ballinger St (1900 Whited St)

**Zoning District:** NDI  
**Ward:** 32  
**Council District:** 4 ,Councilperson Natalia Rudiak  
**Neighborhood:** Brookline  
**Owner:** McGlynn Bernard  
**Applicant:** Jason Roth

4,012 sq. ft. expansion of existing restaurant with additional 20 on-site parking spaces; use as restaurant (general).

**Special Exception:** 911.02.A.57 use of restaurant (general) is a Special Exception in NDI zoning District

**Variance:** 922.04.E.d parking areas should not be located between the right-of-way and the building; 20 additional parking spaces proposed

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
Certificate of Occupancy 46012, dated 2/20/1985, permitted occupancy "Use of first floor for restaurant with bar facility and 18 stall minor parking area".

**Date of Hearing:** January 3, 2013  
**Time of Hearing:** 10:20  
**Zone Case 10 of 2013**

3440/3462 Butler St

**Zoning District:** LNC  
**Ward:** 6  
**Council District:** 7, Councilperson Patrick Dowd  
**Neighborhood:** Lawrenceville  
**Owner:** URA  
**Applicant:** Desmone and Associates

Use of 26 stall parking lot accessory to uses across the Butler St.  
(Parcels include 49-N-10, 49-N-11, and 48-S-258, address may be 3440 Butler St).

**Variance:** 912.01.D      accessory uses should be located on the same zoning lot as the primary structure and parking lot across the street proposed

**Variance:** 914.09.A.1      off-street parking area shall not be located within 10ft of the street right-of-way and one parking space located within 10ft proposed

**Variance:** 916.04.C      parking area shall not be located within 15ft of residential zoned property and 0ft requested

**Variance:** 904.02.C.2      minimum 20ft rear setback required and 0ft requested

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A