



**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 17, 2013**

**Date of Hearing:** January 17, 2013

**Time of Hearing:** 9:00

**Zone Case 15 of 2013**

945 Washington Blvd

**Zoning District:** RM-H

**Ward:** 12

**Council District:** 9, Councilperson Rev. Ricky Burgess

**Neighborhood:** Lincoln-Lemington-Belmar

**Applicant:** Swift Dan Enterprises

**Owner:** Veterans Place Of Washington Boulevard

25.47 sq. ft. ground business identification sign for Veterans Place of Washington (community center).

**Variance:** 919.03.N      maximum 12 sq. ft. in sign face area permitted and 25,47 sq. ft. proposed

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

Certificate of Occupancy 200600428, dated 12/21/2007, permitted occupancy "One story (with basement) structure used as community center (limited) (Veterans place) with five existing detached structures with 48 dwelling units and 32 outdoor parking stalls".

**Date of Hearing:** January 17, 2013  
**Time of Hearing:** 9:10  
**Zone Case 16 of 2013**

2427 West Liberty Avenue

**Zoning District:** HC  
**Ward:** 19  
**Council District:** 4, Councilperson Natalia Rudiak  
**Neighborhood:** Brookline  
**Applicant:** Lamar Advertising Co  
**Owner:** Rohrich David A.

Existing advertising sign relocation; new location on the same lot.

**Special Exception:** 921.03.E nonconforming sign relocation shall be authorize as a Special Exception

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Occupancy 44569, dated June 26, 1984, permitted occupancy "One story office building for auto sales including open lot for display of automobiles".

**Date of Hearing:** January 17, 2013  
**Time of Hearing:** 9:20  
**Zone Case 17 of 2013**

1 E Carson St (73 E Carson St)

**Zoning District:** SP-4

**Ward:** 17

**Council District:** 3, Councilperson Bruce Kraus

**Neighborhood:** South Shore

**Applicant:** American Natural

**Owner:** Forest City Station Square Associates LP

300 sq. ft. expansion on the existing service station.

**Special Exception:** 921.02.A.1 enlargement of existing nonconforming use shall be authorize as a Special Exception

Appearances

For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Occupancy 42108, dated May 12, 1983, permitted occupancy "Automobile & gasoline service station".

**Date of Hearing:** January 17, 2013  
**Time of Hearing:** 9:30  
**Zone Case 18 of 2013**

158 45 St

**Zoning District:** R1A-VH  
**Ward:** 9  
**Council District:** 7, Councilperson Patrick Dowd  
**Neighborhood:** Central Lawrenceville  
**Owner:** 43 ½ Street Development group LLC  
**Applicant:** 43 ½ Street Development group LLC

New three story single family detached dwelling with 24'x24' detached garage at rear.

**Variance:** 925.06.C      minimum 3ft interior side yard setback required and 1ft proposed

**Variance :** 903.03..E.2      minimum 5ft interior side setback required for garage and 2ft on southerly side and 1ft on northerly side requested

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A

**Date of Hearing:** January 17, 2013  
**Time of Hearing:** 9:40  
**Zone Case 19 of 2013**

Childs St (parcel 29-H-170)

**Zoning District:** R1A-H  
**Ward:** 4  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Oakland  
**Applicant:** Steven G Hawkins  
**Owner:** Joseph Bellisario Family Limited

Three new two story single family attached dwellings.

**Variance:** 903.03.D.2      minimum 5ft interior side setback required  
and 0ft requested (units 1&3 on one side  
and unit 2 on both sides)

**Variance:** 914.02.A      minimum one off-street parking space per  
unit permitted and 0 requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** January 17, 2013  
**Time of Hearing:** 9:50  
**Zone Case 20 of 2013**

2416 Spring Garden Ave

**Zoning District:** R1D-L

**Ward:** 26

**Council District:** 1, Councilperson Darlene Harris

**Neighborhood:** Spring Garden

**Owner:** Terry Pegues (prospective owner)

**Applicant:** Terry Pegues

Use of two story structure as child care (limited):4 to 6 children.

**Special Exception:** 911.04A.12 use of child care (limited in R1D  
Zoning district is a Special Exception

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

Certificate of Zoning  
Classification 83087, dated  
5/27/2002, permitted  
occupancy "Two-story  
block/frame single family  
dwelling unit with two car  
parking area rear yard 14ft x  
13ft two story addition rear of  
existing structure".

**Date of Hearing:** January 17, 2013  
**Time of Hearing:** 10:00  
**Zone Case 22 of 2013**

1500 Beechwood Blvd

**Zoning District:** R1D-L  
**Ward:** 14  
**Council District:** 5, Councilperson Corey O'Connor  
**Neighborhood:** Squirrel Hill North  
**Owner:** Reinherz Adam & Ariella  
**Applicant:** Reinherz Adam & Ariella

6ft privacy fence for single family dwelling (Northumberland Street side).

**Variance:** 903.03.B.2      minimum 30ft exterior side yard setback required and 0ft requested

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Occupancy 26103, dated 12/20/1972, permitted occupancy "2 ½ story one family dwelling and 2 car detached garage (new rear extension)".