



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

March 7, 2013

<p>Date of Hearing: March 7, 2013 Time of Hearing: 9:00 Zone Case 42 of 2013</p> <p>129 McKean St</p> <p>Zoning District: UI Ward: 17 Council District: 3, Councilperson Bruce Kraus Neighborhood: South Shore Applicant: Desmone Associates Owner: Wilsto Enterprises LP</p> <p>Renovation of existing structure for use as a 5-story multi-unit residential with 12 off-street parking stalls.</p> <p>Special Exception: 911.04.A.85 multi-unit residential uses shall be approved by the ZBA in UI zoning district</p> <p>Special Exception: 904.07.C.4 additional height above 4 stories in the UI district shall be approved by the ZBA; 5 stories requested</p> <p>Variance :904.07.C.3 maximum height 60ft permitted and 75ft proposed</p> <p>Variance: 912.04.B minimum 5ft rear setback required for the 3-car parking stalls and 0ft proposed</p> <p><u>Appearances</u> For Appellant:</p> <p>Objectors:</p> <p>Observers:</p>	<p>Past Cases & Decisions:</p> <p>ZBA 100 of 2010, appellant's request to renovate existing warehouse structure for use as a 4-story, 15-family dwelling with 12 off-street parking stalls and a 7' garden wall surrounding the southern side of the structure was approved with conditions.</p> <p>Notes:</p> <p>N/A</p>
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Date of Hearing: March 7, 2013
Time of Hearing: 9:10
Zone Case 46 of 2013

3100-3102 Brereton St

Zoning District: LNC
Ward: 6
Council District: 7, Councilperson Patrick Dowd
Neighborhood: Polish Hill
Applicant: Carson John & Mary Lou Arscott
Owner: Carson John & Mary Lou Arscott

38ft high green façade & 3ft x 25ft second floor porch at front of three story single family dwelling.

Variance: 912.04.E no accessory structure shall exceed 15ft in height and 38ft proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 11 of 2010, appellant's request for third –floor deck addition, with an in-ground rain-water collection pool at rear of structure and two parking stalls at rear of property was approved.

Notes:

Certificate of Occupancy 37614, dated 11/12/1980, permitted occupancy "Three family dwelling and two outdoor parking spaces".

Certificate of Occupancy 39123, dated 10/19/1981, permitted occupancy "Three story multiple family dwelling with three dwelling units".

Date of Hearing: March 7, 2013
Time of Hearing: 9:20
Zone Case 47 of 2013

4901 Butler St

Zoning District: LNC
Ward: 9
Council District: 7, Councilperson Patrick Dowd
Neighborhood: Central Lawrenceville
Applicant: Stephen Sloan
Owner: 3600 Penn Associates LLC

Use of existing one story structure as brewery and incidental retail sales and services (limited).

Special Exception: 911.03.B unlisted use cannot be classified; shall be approved as a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 300 of 1973, withdrawal of appeal accepted to occupy existing 3 and 1 story structure as boarding house, 1dwelling unit.

Notes:

Certificate of Occupancy 16765, dated 1/14/1963, Permitted occupancy "Five 1-family apartments, Storeroom".

Date of Hearing: March 7, 2013
Time of Hearing: 9:30
Zone Case 48 of 2013

619-621 Foreland St

Zoning District: R1A-VH
Ward: 23
Council District: 1, Councilperson Darlene Harris
Neighborhood: East Allegheny
Applicant: Thomas J Vena
Owner: Schellhaas & Sons

Use of property as 10 parking spaces-accessories to business at 707 East Street.

Variance : 911.02 use is not permitted in R1A zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 353 of 1985, variance granted for 12-stall community parking area for funeral home located at 707 East Street. Site plan must be approved by Zoning Administrator.

Notes:

Certificate of temporary occupancy dated 4/12/1988, permitted occupancy "12 stall parking area for Schellhaas Funeral Home at 707 East St". Pending resolution of court case.

Date of Hearing: March 7, 2013
Time of Hearing: 9:40
Zone Case 49 of 2013

167 38th St

Zoning District: R1A-VH
Ward: 6
Council District: 7, Councilperson Patrick Dowd
Neighborhood: Lower Lawrenceville
Applicant: E Properties & Development
Owner: City of Pittsburgh/ URA

New three story single family dwelling with a two car integral garage.

Variance: 903.03.E.2 minimum 15ft rear setback required and
10ft proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: March 7, 2013
(continued from February 21, 2013)
Time of Hearing: 9:50
Zone Case 40 of 2013

5566 Northumberland St

Zoning District: R1D-VL

Ward: 14

Council District: 8, Councilperson William Peduto

Neighborhood: Squirrel Hill North

Owner: Dhaliwal & Singh Revocable Trust (The)

Applicant: Loysen+Kreuthmeir Architects

40ft x 30ft one and two story addition (L-shaped) to existing single family dwelling.

Variance: 903.03.A.2 minimum 10ft interior side setback required and 5ft proposed

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 15081, dated 5/18/1961, permitted occupancy "One family dwelling and garage".

Date of Hearing: March 7, 2013
(continued from February 14, 2013)
Time of Hearing: 10:10
Zone Case 33 of 2013

5135 Fifth Ave

Zoning District: RM-M
Ward: 7
Council District: 8, Councilperson William Peduto
Neighborhood: Shadyside
Applicant: GFM 13 LANCO LP (prospective owner)
Owner: Hamburg David

New three story structure for use as an office (general) with 33 parking spaces integral garage.

Special Exception: 921.03.C.2 reconstruction of a nonconforming structure shall be authorize as a Special Exception

Variance: 921.02.A.1(a) limit on enlargement of a nonconforming structure 15%; 323% requested

Variance: 903.03.C.2 minimum 25ft front setback required and 0ft proposed

minimum 25ft rear setback required and 0ft proposed

minimum 10ft interior side setback required and 0ft proposed

maximum height 40ft permitted and 49ft proposed

Variance: 916.04.C parking shall not be located within 15ft of residential property; 0ft requested

Past Cases and Decisions:

ZC # 37 of 2008, the appellant's request for a 3-story multi-unit residential structure with 16 dwelling units and 16 parking spaces was granted.

Notes:

Certificate of Occupancy 37920, dated 1/15/1981, permitted occupancy "Day nursery and architectural offices with six stall rear parking area (new rear extension)".

<p><u>Appearances</u> For Appellant:</p>	
<p>Objectors:</p>	
<p>Observers:</p>	
