



**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 21, 2013**

<p><b>Date of Hearing:</b> March 21, 2013 <b>Time of Hearing:</b> 9:00 <b>Zone Case 50 of 2013</b></p> <p>7804 Kelly St</p> <p><b>Zoning District:</b> RM-M <b>Ward:</b> 13 <b>Council District:</b> 9, Councilperson Rev. Ricky Burgess <b>Neighborhood:</b> Homewood South <b>Applicant:</b> Timothy E Christian <b>Owner:</b> Anita Kelly</p> <p>15ft x 15ft shed at rear of 2 ½ story single family dwelling.</p> <p><b>Variance:</b> 903.03.C.2     minimum 10ft interior side setback required and 3ft requested</p> <p><u>Appearances</u> For Appellant:</p> <p>Objectors:</p> <p>Observers:</p>	<p><b>Past Cases &amp; Decisions:</b></p> <p>N/A</p> <p><b>Notes:</b></p> <p>N/A</p>
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**Date of Hearing:** March 21, 2013  
**Time of Hearing:** 9:10  
**Zone Case 51 of 2013**

4816 Dearborn St

**Zoning District:** R1A-H  
**Ward:** 10  
**Council District:** 9, Councilperson Rev. Ricky Burgess  
**Neighborhood:** Garfield  
**Applicant:** Yocum Thomas A  
**Owner:** Yocum Thomas A

Use of 2 ½ story structure as two family dwelling with existing two car garage at rear yard.

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

**Variance:** 903.03.D.2 for two car garage:  
minimum 5ft interior side setback  
required and 2ft requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy  
582, dated 3/8/1932,  
permitted occupancy "Bake  
shop and dwelling".

**Date of Hearing:** March 21, 2013  
**Time of Hearing:** 9:20  
**Zone Case 52 of 2013**  
4035 Liberty Ave

**Zoning District:** NDI  
**Ward:** 9  
**Council District:** 7, Councilperson Patrick Dowd  
**Neighborhood:** Bloomfield  
**Applicant:** Light David  
**Owner:** Light Harvey F

Existing building renovation for use as multi-unit residential with 29 dwelling units and with integral garages.

**Variance:** 904.03.C.3                    maximum floor area ratio(FAR) 2:1 permitted and 2.53:1 requested

**Variance:** 916.02.B.1                    structures or portions of structures shall not exceed 40ft of 3stories when located within 50ft of property zoned Residential ; 4 stories/54ft proposed

**Variance:** 914.09.F                    all garages doors, ticket machines or entrance gates for parking garages or areas containing 5 or more spaces shall be located a minimum of 20ft from sidewalks and street right-of-way; 0ft requested

**Variance:** 916.02.A.9                    rear setback of the subject property shall be the same as the required rear setback of the abutting residential zoning district; 15ft required and 0ft requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

ZBA 51 of 2008, appellant's request for 2,000 sq. ft. multi-purpose space and deck addition to the 2-story portion of an existing 4-story structure used for office (general) with 9 parking stalls in the rear and 9 off-site parking spaces at 4060 Liberty Avenue, was approved with conditions.

ZBA 74 of 2009, Special Exception granted to use of existing structure as 8 dwelling units and 10,000 sq. ft. of offices;with8 interior parking stalls and 7 exterior parking stalls in rear; and with 9 parking stalls to be located at 4060 Liberty Avenue.

**Notes:**

N/A

**Date of Hearing:** March 21, 2013  
**Time of Hearing:** 9:30  
**Zone Case 53 of 2013**

1012 Summerset Dr.

**Zoning District:** RP  
**Ward:** 14  
**Council District:** 5, Councilperson Corey O'Connor  
**Neighborhood:** Squirrel Hill South  
**Applicant:** Blackwood & Associates  
**Owner:** Scheatzle Mark D & Kimberly A

4ft high brick wall on the northerly side of single family dwelling (Frick Lane side).

**Variance:** 925.06.A.2      closed wall is not permitted within required setbacks

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A



**Date of Hearing:** March 21, 2013  
**Time of Hearing:** 9:50  
**Zone Case 55 of 2013**

1534 Buena Vista St

**Zoning District:** R1A-VH  
**Ward:** 25  
**Council District:** 6, Councilperson R. Daniel Lavelle  
**Neighborhood:** Central Northside  
**Owner:** Stasko Jeffrey  
**Applicant:** Stasko Jeffrey

Use of existing two story structure as a one dwelling unit on 2<sup>nd</sup> floor and a restaurant (limited) on first floor with off-site parking to be located at 613 Amandale St.

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

**Special Exception:** 914.07.G.2(a) off-site parking is a Special Exception

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Occupancy 25246, dated 2/22/1972, permitted occupancy "2 story structure; grocery store on floor (1) ;( 2nd floor vacant)".

**Date of Hearing:** March 21, 2013  
**Time of Hearing:** 10:00  
**Zone Case 61 of 2013**

2930 Liberty Ave

**Zoning District:** UI  
**Ward:** 6  
**Council District:** 7, Councilperson Patrick Dowd  
**Neighborhood:** Polish Hill  
**Owner:** Pittsburgh Ballet Theatre Inc.  
**Applicant:** Pittsburgh Ballet Theatre Inc.

Use of 45 parking stalls area as accessory for Pittsburgh Ballet Theatre located at 2900 Liberty Avenue.

**Variance:** 918.02.C      at least one street tree shall be provided for each 30 linear feet of property adjoining a public street and no trees requested

**Variance:** 918.02.B      at least one tree for every 5 parking spaces required; none proposed

**Variance:** 918.03.B.1(a)      landscape screening should be a minimum depth of 5 feet; 0 requested

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A

**Date of Hearing:** March 21, 2013  
**Time of Hearing:** 10:10  
**Zone Case 56 of 2013**

1 Virginia Ave

**Zoning District:** LNC

**Ward:** 19

**Council District:** 2, Councilperson Theresa Kail-Smith

**Neighborhood:** Mount Washington

**Owner:** Disil Vester Edward

**Applicant:** Disil Vester Edward

One 52.85 sq. ft. double-face pole/ground sign with electronic price display and LED display section at Virginia/Southern corner of existing service station.

**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:**

Certificate of Occupancy 83793, dated 6/18/2002, permitted occupancy "Gasoline station with convenience store and one mechanical bay".

Building permit 12-SGN-00155, dated 11/27/2012, occupancy for one 6.83'x5' double face pole/ground business identification sign "Taste buds convenience store-regular self" with electronic price display at Virginia/Southern Avenue corner of existing service station.

**Date of Hearing:** March 21, 2013  
**Time of Hearing:** 10:20  
**Zone Case 57 of 2013**

Centre Ave between Penn Ave & S Highland Ave/East Side 3

**Zoning District:** UNC  
**Ward:** 7  
**Council District:** 8, Councilperson William Peduto  
**Neighborhood:** Shadyside  
**Owner:** Eastside Limited Partnership III  
**Applicant:** Eastside Limited Partnership III

Three new five story structures with 364 dwelling units and 43,968 sq. ft. of retail sales and services (general) with a restaurant (general) and 540 parking spaces accessory to uses.

**Variance:** 904.04.C.3     minimum rear setback when not adjacent to a way 20ft permitted and 0ft requested for parking structure

**Special Exception:** 904.04.C.4  
additional height above 3 stories shall be allowed in accordance with SE:  
maximum height of the structures shall be 85ft/6 stories; 66ft/5 stories proposed

**Special Exception:** 911.04.A.87  
use of parking structure (general) in UNC zoning district is a Special Exception

**Variance:** 904.04.C.4.ii     the site shall not be within 200 feet of any property which zoned Residential

**Variance:** 914.10.A     5 off-street loading areas required and 3 proposed

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

**Notes:**

N/A

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Appearances  
For Appellant:

Objectors:

Observers:

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