



**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**

**April 4, 2013**

**Date of Hearing:** April 4, 2013

**Time of Hearing:** 9:00

**Zone Case 58 of 2013**

500-502 Avery St

**Zoning District:** R1A-VH

**Ward:** 23

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

**Neighborhood:** East Allegheny

**Applicant:** Avery Street Properties LLC

**Owner:** Avery Street Properties LLC

Building renovation for use as two dwelling units and photography studio.

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

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

Certificate of Occupancy 64482, dated 2/26/1993, permitted occupancy "Use of one story building as lithographic studio and photography studio".

**Date of Hearing:** April 4, 2013  
**Time of Hearing:** 9:10  
**Zone Case 59 of 2013**

5342 Mifflin Rd

**Zoning District:** R1D-L

**Ward:** 31

**Council District:** 5, Councilperson Corey O'Connor

**Neighborhood:** Lincoln Place

**Applicant:** Sailor Excavation & Paving

**Owner:** Sailor Timothy J

Three wall mounted signs and four awnings for one story ice cream parlor.

**Variance :** 919.01.F

no sign shall be erected or painted identifying a nonconforming use without review by Zoning Board of Adjustment

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

ZBA 123 of 2010, applicant's request for 25'x25' one-story structure for use as ice cream parlor with 10 off-street parking stalls was Approved with conditions.

**Notes:**

N/A

**Date of Hearing:** April 4, 2013  
**Time of Hearing:** 9:20  
**Zone Case 60 of 2013**

157 Spencer Ave

**Zoning District:** R1D-L  
**Ward:** 29  
**Council District:** 4, Councilperson Natalia Rudiak  
**Neighborhood:** Carrick  
**Applicant:** Nicole Szewczyk  
**Owner:** Backo David

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

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

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy 66797, dated May, 1993, permitted occupancy "3-story two family dwelling with a 3-car detached garage; 28'x28'x13'8" 3-car detached garage".

**Date of Hearing:** April 4, 2013  
**Time of Hearing:** 9:30  
**Zone Case 62 of 2013**

3337 Dawson St

**Zoning District:** R1A-VH  
**Ward:** 4  
**Council District:** 6, Councilperson R. Daniel Lavelle  
**Neighborhood:** South Oakland  
**Owner:** Palmieri Property Management LLC  
**Applicant:** Palmieri Property Management LLC

Use of 2 ½ story structure as two family dwelling.

**Variance:** 911.02                      use of two family dwelling is not permitted  
In R1A zoning district

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Occupancy  
24697, dated 8/27/1971,  
permitted occupancy " 2 ½  
story 1 family dwelling and 2  
car detached garage (new  
rear extension)".

**Date of Hearing:** April 4, 2013  
**Time of Hearing:** 9:40  
**Zone Case 63 of 2013**

1118 Onondago St

**Zoning District:** R1D-L

**Ward:** 14

**Council District:** 5, Councilperson Corey O'Connor

**Neighborhood:** Swisshelm Park

**Applicant:** Voelker Judith

**Owner:** Voelker Judith

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

**Variance:** 903.03.B.1          minimum 30ft front setback required  
and 15ft requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** April 4, 2013  
**Time of Hearing:** 9:50  
**Zone Case 64 of 2013**

1519 Alton St

**Zoning District:** R1D-H  
**Ward:** 19  
**Council District:** 4, Councilperson Natalia Rudiak  
**Neighborhood:** Beechview  
**Owner:** Sirianni Dino  
**Applicant:** Sirianni Dino

Use of existing two story structure as two family dwelling.

**Variance:** 911.04      use of two family dwelling is not permitted  
in RID zoning district

**Variance:** 914.02.A      one additional parking space required and  
0 requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** April 4, 2013

**Time of Hearing:** 10:00

**Zone Case 65 of 2013**

1802 Harcum Way (143 S 18<sup>th</sup> St)

**Zoning District:** R1A-VH

**Ward:** 17

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

**Neighborhood:** South Side Flats

**Applicant:** Aaron Archibald

**Owner:** Richard & Renee Costanzo

New four story single family attached dwelling.

**Variance:** 903.03.E.2

maximum height 3 stories permitted  
and four stories requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

ZBA 173 of 2012, applicant's request for building renovation for use as single family dwelling (two units) was approved.

**Notes:**

N/A

**Date of Hearing:** April 4, 2013  
**(continued from March 7, 2013)**  
**Time of Hearing:** 10:10  
**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 and Decisions:**  
N/A

**Notes:**

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

**Date of Hearing:** April 4, 2013  
**Time of Hearing:** 10:20  
**Zone Case 66 of 2013**

1208 Forbes Ave

**Zoning District:** EMI

**Ward:** 1

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

**Neighborhood:** Bluff

**Applicant:** Duquesne University

**Owner:** Duquesne University

Existing parking lot expansion; 17 additional parking stalls.

**Variance:** 905.03.D.5

Compliance with Institutional Master Plan: proposed project is not identified in the approved Institutional Master Plan

**Variance:** 918.03.A

site features shall be screened on all sides; no screening proposed on Forbes Ave side

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A