



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 11, 2013

Date of Hearing: April 11, 2013

Time of Hearing: 9:00

Zone Case 67 of 2013

3327 West Carson St

Zoning District: UI

Ward: 20

Council District: 2 ,Councilperson Theresa Kail-Smith

Neighborhood: Esplen

Applicant: Sierra Transportation LLC

Owner: Sierra Transportation LLC

One story addition and new two story stair and renovation to existing structure for continued use as vehicle/equipment sales (limited) with 12 parking spaces in the front of the building.

Variance: 904.07.C.3 minimum10ft interior side yard setback required and 3ft requested

Variance: 918.03.B.1(a) landscape screening shall be a minimum of 5ft and 2ft requested

Variance : 922.04.E.1.d parking areas should not be located between the right-of-way and the building

Variance: 918.02.B a minimum of 25 sq. ft. of landscaping for each parking space and 1 tree for every 5 parking spaces shall be provided and none requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 12-OCC-00597, permitted occupancy "Use of first floor for vehicle/equipment sales(limited) and vehicle repair (limited) with one outdoor parking stall for transportation van for elderly and one dwelling unit on second floor of existing two and on half story structure".

Date of Hearing: April 11, 2013
Time of Hearing: 9:10
Zone Case 68 of 2013

4021-4029 Butler St

Zoning District: LNC
Ward: 9
Council District: 7, Councilperson Patrick Dowd
Neighborhood: Central Lawrenceville
Applicant: Massaro CM Services
Owner: Lawrenceville Holdings VI LP

Existing restaurant expansion and use of two and three story addition with a second restaurant (general); use of second, third and fourth floors as multi-unit residential with 4 dwelling units.

Special Exception : 911.02 use of restaurant (general) is a Special Exception in LNC zoning District

Special Exception: 914.07.G.2(a) off-site parking shall be authorized in accordance with a Special Exception; valet parking incorporating 3 off-site locations proposed

Variance: 914.07.G.2(a).1 no off-site parking space shall be located more than 1,000ft from the primary entrance of the use and one valet parking lot location is greater than 1,000ft maximum distance

Variance: 918.03.A off-street parking areas shall be screened on all sides and no screening proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 93441, dated 8/3/2010, permitted occupancy " 4 story front structure 1st floor bar/restaurant with live entertainment with 3 dwelling units above (rear 2story ext 17'x20') and rear 2 story carriage house with 1 dwelling unit and 1 car integral garage"

Date of Hearing: April 11, 2013
Time of Hearing: 9:20
Zone Case 69 of 2013

1403 Idlewood Rd

Zoning District: P
Ward: 28
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: East Carnegie
Owner: AD Realty Construction LLC
Applicant: AD Realty Construction LLC

Use of trailer as contractor storage.

Variance : 911.02.15 use is not permitted in P zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Residential Occupancy only permit 13-OCC-00069, occupancy is for 6ft high privacy fence enclosing portion of vacant land.

Date of Hearing: April 11, 2013
Time of Hearing: 9:30
Zone Case 70 of 2013

7712 Tuscarora St

Zoning District: R2-L

Ward: 14

Council District: 9, Councilperson Rev. Ricky Burgess

Neighborhood: Point Breeze

Owner: Walters Maxine

Applicant: Walters Maxine

Use of existing three story structure as personal care residence (large); 12 to 16 people.

Special Exception : 911.04.A.95.A use of personal care residence (large) is a Special Exception in R2 Zoning district

Variance: 911.04A.95.A(a) lot area 5,900 sq. ft. required and 4,198 sq. ft. requested

Variance: 911.04.A.95.A.f one on-site parking space required And 0 requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy dated 1/6/1985, permitted occupancy "Two family dwelling".

Date of Hearing: April 11, 2013
Time of Hearing: 9:40
Zone Case 71 of 2013

4613 Centre Ave

Zoning District: OPR-B
Ward: 5
Council District: 8, Councilperson William Peduto
Neighborhood: North Oakland
Applicant: Pittsburgh Sign and Lighting LLC
Owner: GIG LLC

5 new business ID wall mounted signs and 2 business ID ground signs for CVS/Pharmacy.

Variance: 919.03.M.3 one wall mounted sign per each street frontage permitted and two signs on Melwood Ave side and two signs on N Craig St side requested

Variance: 919.03.M.3 maximum 80 sq. ft. in face area permitted and 102 sq. ft. on Center Ave side and 128 sq. ft. on N. Craig St side and Melwood Ave side requested

Variance: 919.03.M.3(b) ground sign shall not exceed 50 sq. ft. of total face area and 112 sq. ft. requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A

Date of Hearing: April 11, 2013
Time of Hearing: 9:50
Zone Case 72 of 2013

5924 Alder St

Zoning District: R2-M
Ward: 7
Council District: 8, Councilperson William Peduto
Neighborhood: Shadyside
Applicant: Hamer Gavin & Susan
Owner: Hamer Gavin & Susan

Use of 3 story structure as two family dwelling.

Variance: 903.03.C minimum lot size 3,200 sq. ft. required
and 2,213 sq. ft. requested

Variance: 914.02 one additional parking space required
and 0 requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy
20050891, dated 3/12/2010,
permitted occupancy "Three
story single family dwelling".

Date of Hearing: April 11, 2013
Time of Hearing: 10:00
Zone Case 73 of 2013

4160 Murray Ave

Zoning District: R2-M
Ward: 15
Council District: 5, Councilperson Core O'Connor
Neighborhood: Greenfield
Applicant: Sockos George Revocable Intervivos Trust
Owner: Sockos George Revocable Intervivos Trust

Use of three story structure as an office (limited) on first floor and continued use of two dwelling units above on second and third floors.

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 and Decisions:
N/A

Notes:
Certificate of Occupancy 84799, dated 6/9/03, permitted occupancy "1st floor (4160 Murray Ave) vacant commercial space, 2nd floor (1013 Lilac Street) two dwelling units".
