



Division of Development Administration and Review

City of Pittsburgh, Department of City Planning

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

200 Ross Street, 15th Floor

Pittsburgh, Pennsylvania 15219

Date of Hearing: April 25, 2013
Time of Hearing: 9:00
Zone Case 80 of 2013

600 Forbes Ave

Zoning District: EMI
Ward: 1
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Bluff
Applicant: Duquesne University
Owner: Duquesne University

New 240 sq. ft. wall mounted sign for Duquesne University.

Variance: 919.03.M.3 maximum 80 sq. ft. in face area permitted and 240 sq. ft. proposed

 shall not extend more than 40ft above grade and 45ft 3inch requested

Appearances
For Appellant:

Objectors:

Observers:

Date of Hearing: April 25, 2013

Past Cases & Decisions:
N/A

Notes:

N/A

Past Cases & Decisions:

Time of Hearing: 9:10
Zone Case 50 of 2012

526 Fourth Ave

Zoning District: GT-B

Ward: 1

Council District: 6, Councilperson R. Daniel Lavelle

Neighborhood: Central Business District

Applicant: County of Allegheny

Owner: Ross Hospitality Associates LP

Use of surface commercial parking lot (general).

Variance : 911.02.A.45 use is not permitted in GT zoning district

Appearances

For Appellant:

Objectors:

Observers:

Date of Hearing: April 25, 2013

ZBA 50 of 2012, applicant's request for a temporary variance from Section 911.02 was approved with conditions.

Notes:

N/A

Past Cases and Decisions:

Time of Hearing: 9:20
Zone Case 83 of 2013

248 Prospect St

Zoning District: R1D-H

Ward: 19

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: Mount Washington

Applicant: Bazari John

Owner: Bazari John

Second floor addition to existing one story single family dwelling.

Variance: 903.03.D.2 minimum 5ft interior side setback required
and 0ft requested

Appearances

For Appellant:

Objectors:

Observers:

Date of Hearing: April 25, 2013

N/A

Notes:

N/A

Time of Hearing: 9:50
Zone Case 86 of 2013

7 Mitchell St

Zoning District: R1D-H

Ward: 27

Council District: 1, Councilperson Darlene Harris

Neighborhood: Marshall-Shadeland

Applicant: Shelton Alonzo

Owner: Shelton Alonzo

Use of first floor as retail sales and services (limited) for therapeutic massages and continued use of second floor as single family dwelling unit.

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

Appearances

For Appellant:

Objectors:

Observers:

Date of Hearing: April 25, 2013

Past Cases and Decisions:
N/A

Notes:

Building permit 12-B-03067, occupancy is for one dwelling unit on 2nd floor of existing two story structure with 1st floor storefront vacant.

Past Cases and Decisions:

Time of Hearing: 10:00
Zone Case 81 of 2013

135 S Highland Ave

Zoning District: UNC

Ward: 8

Council District: 9, Councilperson Rev. Ricky Burgess

Neighborhood: East Liberty

Applicant: EL Patron Grande LLC

Owner: URA of Pittsburgh

Use of 5,871 sq. ft. of the first floor of the building as restaurant (general) with designated parking spaces in rear parking structure.

Special Exception: 911.04.A.57 use of restaurant(general) is a Special Exception in UNC zoning district

Appearances

For Appellant:

Objectors:

Observers:

Date of Hearing: April 25, 2013

N/A

Notes:

N/A

Past Cases and Decisions:

(remanded by The Court of Common Pleas of Allegheny County, PA)

Time of Hearing: 10:10

Zone Case 111 of 2010

5516 Maple Heights Rd

Zoning District: R2-L

Ward: 14

Council District: 8 ,Councilperson William Peduto

Neighborhood: Shadyside

Appellants: Patricia Lemer & Andrew Elste

Owner/Appellee: CO Revocable family Trust

This hearing is for the purpose of additional findings of fact and conclusions of law on the issue of whether the tent and catering functions are a permissible accessory use to the operation of the Bed and Breakfast.

Appearances

For Appellant:

Objectors:

Observers:

ZBA 111 of 2010, Appellant's protest appeal is approved, and Appellee's use of the subject property as a Bed & Breakfast is Denied and the continued use of the occupancy permit for an outdoor events tent is denied and removal of the tent is effective immediately. The appellee's have the right to apply for a new certificate of occupancy for any proposed change of use.

Notes:

Certificate of Occupancy 201000989, dated 6/10/2010, permitted occupancy"20ft by 110ft, 2,200 sq., 1-story temporary tent in rear (northerly) side of 3-story Bed & Breakfast facility; accessory use for events as permitted under S 911.04.A.7(e);and new 3.66'by 15.5' wood ramp for accessible entry on the westerly side of the primary structure".
