



**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**

**May 2, 2013**

<p><b>Date of Hearing:</b> May 2, 2013  <b>Time of Hearing:</b> 9:00  <b>Zone Case 87 of 2013</b></p> <p>25 S 27<sup>th</sup> St (2528 Sarah St)</p> <p><b>Zoning District:</b> R2-VH  <b>Ward:</b> 16  <b>Council District:</b> 3, Councilperson Bruce Kraus  <b>Neighborhood:</b> South Side Flats  <b>Applicant:</b> Cupka Richard A Jr. &amp; Stephanie G  <b>Owner:</b> Cupka Richard A Jr. &amp; Stephanie G</p> <p>Use of existing one story structure as retail sales and services (limited); coffee shop.</p> <p><b>Variance:</b> 921.02.A.4      change from a one nonconforming use to another shall be authorized as a Special Exception</p> <p><u>Appearances</u>  For Appellant:</p> <p>Objectors:</p> <p>Observers:</p>	<p><b>Past Cases &amp; Decisions:</b></p> <p>ZBA 564 of 1981, Special Exception Granted with conditions to change occupancy of existing 1 story structure from gasoline service station to major garage for minor repairs only (no body, fender work or painting) and no sales of used cars with 2 parking stalls.</p> <p>ZBA 598 of 1982, Special Exception Denied to erect a 1 story , 2 car attached garage to rear of existing 1 story structure and occupy as an automobile repair garage(minor repairs only).</p> <p><b>Notes:</b></p> <p>Certificate of Occupancy 46446, dated 1/14/1986, permitted occupancy "Major garage (minor repairs only)".</p>
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**Date of Hearing:** May 2, 2013  
**Time of Hearing:** 9:20  
**Zone Case 90 of 2013**

2624 Stayton St

**Zoning District:** RM-M  
**Ward:** 27  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** Marshall-Shadeland  
**Applicant:** Jamie Norton  
**Owner:** Jamie Norton

Use of existing structure as community home; up to 12 people.

**Special Exception:** 911.04.A.84 use of community home in RM  
Zoning district is a Special Exception

**Variance:** 911.04.A.84(c) the number of unrelated disabled  
persons shall not exceed an average  
of one per bedroom

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A



**Date of Hearing:** May 2, 2013  
**Time of Hearing:** 9:40  
**Zone Case 92 of 2013**

1521 Monterey St

**Zoning District:** R1A-VH  
**Ward:** 25  
**Council District:** 6, Councilperson R. Daniel Lavelle  
**Neighborhood:** Central Northside  
**Owner:** J Daniel Wintermantel (prospective owner)  
**Applicant:** J Daniel Wintermantel

Building renovation to be used as a single family dwelling with 15ft high existing closed brick walls on the interior sides and 20' x 24' existing garage at rear.

**Variance :** 903.03.E.2      minimum 5ft interior side setback required and 0ft requested for the walls and garage

**Variance:** 925.06.A.3      walls not more than 6 ½ft in height permitted and 15ft requested

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A

**Date of Hearing:** May 2, 2013  
**Time of Hearing:** 9:50  
**Zone Case 96 of 2013**

1553 Broadway Ave

**Zoning District:** LNC  
**Ward:** 19  
**Council District:** 4, Councilperson Natalia Rudiak  
**Neighborhood:** Beechview  
**Owner:** City of Pittsburgh (prospective owner)  
**Applicant:** City of Pittsburgh

Renovation of City owned property costing more than two million dollars (for use as a community center).

**Variance:** 915.06.D      renovations of City owned property where the total project cost exceeds two million dollars must receive a LEED Silver rating level

**Variance:** 914.02.A      minimum 24 off-street parking spaces required and 8 spaces provided

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Occupancy dated 2/6/1978, permitted occupancy "3 story building-basement, bowling alley; first floor, butcher, cleaning and beauty shops; 2<sup>nd</sup> floor two dwelling units; 3<sup>rd</sup> floor four dwelling units; parking for eight cars"

**Date of Hearing:** May 2, 2013  
(continued from March 21,2013)  
**Time of Hearing:** 10:00  
**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:** May 2, 2013  
(continued from 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.

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