



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 16, 2013

Date of Hearing: May 16, 2013

Time of Hearing: 9:00

Zone Case 100 of 2013

327 Hallock St

Zoning District: R1D-M

Ward: 19

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: Mount Washington

Applicant: Ruggiero Erin Buckley

Owner: Ruggiero Erin Buckley

6ft high privacy fence for single family dwelling.

Variance: 903.03.C.2 minimum 30ft exterior side yard setback
required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: May 16, 2013
Time of Hearing: 9:10
Zone Case 101 of 2013

826 Crane Ave

Zoning District: H
Ward: 20
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Beechview
Applicant: DRS Architects Inc.
Owner: Commonwealth of PA

New one story storage building.

Special Exception : 921.02.A.1(a) expansion of a nonconforming use should be approved as a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificates of Occupancy & use #201000939,200901842, Commonwealth of PA; Building/structure name" National guard readiness center".

Date of Hearing: May 16, 2013
Time of Hearing: 9:20
Zone Case 104 of 2013

1223 Bingham St

Zoning District: NDI
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: MDM Development LP
Owner: MDM Development LP

20ft x 8ft 8 inches three story addition and 20ft x 6.5ft deck at rear of existing structure; use of existing structure as multi-unit residential with 4 dwelling units.

Variance: 914.02.A minimum 4 off-street parking spaces required and 0 requested

Variance: 904.03.C.3 minimum 20ft rear setback required and 6.5ft requested

Variance: 912.04.B for a deck:
 minimum 5ft rear setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: May 16, 2013
Time of Hearing: 9:40
Zone Case 105 of 2013

5202 Carnegie St

Zoning District: R1A-VH
Ward: 10
Council District: 7, Councilperson Patrick Dowd
Neighborhood: Upper Lawrenceville
Applicant: Stephen Cummings
Owner: Stephen Cummings

Use of existing one story structure as art 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 37721, dated 12/3/1980, permitted occupancy "Grocery store".

Date of Hearing: May 16, 2013
Time of Hearing: 9:50
Zone Case 106 of 2013

2818 Jane St

Zoning District: R2-VH
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Owner: Michael Wright (prospective owner)
Applicant: Michael Wright

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

Variance: 925.06.C minimum 3ft interior side setback required
and 0ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: May 16, 2013
Time of Hearing: 10:00
Zone Case 108 of 2013

3247 Ward St

Zoning District: R1A-H
Ward: 4
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: South Oakland
Applicant: Abraham Justin
Owner: Abraham Justin

New three story two family dwelling with 29ft x 22ft three car detached garage at rear.

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

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

for proposed 3-car garage:
minimum 5ft interior yard setback required and 0ft requested(2 sides)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 235 of 2012, applicant's request for new 3 story multi-unit residential structure with 4 units and three car garage at rear yard was Denied without prejudice.

Notes:

Certificate of Occupancy 37645, dated 11/13/1980, permitted occupancy "2 ½ story two family dwelling".

Date of Hearing: May 16, 2013
Time of Hearing: 10:10
Zone Case 109 of 2013

304 S Pacific Ave

Zoning District: R1D-M
Ward: 8
Council District: 7, Councilperson Patrick Dowd
Neighborhood: Bloomfield
Owner: Shaffer Robert S
Applicant: Shaffer Robert S

16ft x 20ft two story addition to 2 ½ story two family dwelling.

Variance: 903.03.C.2 minimum 30ft rear setback required and
23ft 4inch requested

 minimum 5ft interior side setback required
and 1ft 9inch requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy
57763, dated 8/23/1994,
permitted occupancy "2 ½
story two family dwelling with
a one car detached garage".
