

Date of Hearing: June 13, 2013
Time of Hearing: 9:10
Zone Case 122 of 2013

1715 Saw Mill Run Blvd

Zoning District: NDI
Ward: 32
Council District: 4, Councilperson Natalia Rudiak
Neighborhood: Carrick
Applicant: Sullivan John
Owner: Facchiano Michael A & Antonietta

Use of existing one story structure as animal care (general).

Variance: 911.04 use of animal care(general) is not permitted
In NDI zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy
38763, dated 8/6/1981,
permitted occupancy
"Gasoline station and
convenience food-necessary
store with 13 stall parking
area"

Date of Hearing: June 13, 2013
Time of Hearing: 9:20
Zone Case 123 of 2013

3345 Penn Ave

Zoning District: UI
Ward: 6
Council District: 7, Councilperson Patrick Dowd
Neighborhood: Lower Lawrenceville
Applicant: Shoppes & Doughboy
Owner: Central Real Estate Holdings LLC

New three story structure for use as multi-unit residential (11 units) with 22 integral parking spaces and 42 off-site parking spaces located at 3333-3339 Penn Ave and vacant commercial space on first floor.

Special Exception: 911.04.A.85 use of multi-unit residential in UI zoning district is a Special Exception

Special Exception: 914.07.G.2(a) off-site parking shall be authorized as a Special Exception; 42 off-site parking spaces proposed

Variance: 904.07.C minimum 10ft interior side setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: June 13, 2013
Time of Hearing: 9:30
Zone Case 124 of 2013

4301-4303 Butler St

Zoning District: LNC
Ward: 9
Council District: 7, Councilperson Patrick Dowd
Neighborhood: Central Lawrenceville
Applicant: LVW LLC
Owner: Sestric & Cichon

1,400 sq. ft. expansion of existing restaurant (general).

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZC # 43 of 2011, applicant's request for use of restaurant (general) was approved with conditions.

ZC # 127 of 2012, applicant's request for use of vacant space (commercial) on the first floor as a restaurant (general) was approved with condition.

Notes:

Certificate of Occupancy 11-B-03165, dated 3/6/13, permitted occupancy "Use of 3,400 sq. ft. on first floor of existing two story structure as restaurant (general) with 6 parking stalls at rear.

Date of Hearing: June 13, 2013
Time of Hearing: 9:40
Zone Case 125 of 2013

1404 Mifflin Rd

Zoning District: LNC, R1D-L
Ward: 31
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Lincoln Place
Owner: Dever Vicki
Applicant: Dever Vicki

One 1.66ft x 6.25ft double side electronic business ID pole sign in northeasterly front lot of 2 ½ story structure.

Variance: 919.03.O.3 electronic non-advertising signs are not permitted in LNC zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
ZC # 60a of 2011, applicant's request for use of 1st floor of an existing 2-story structure as retail sales and service (limited) was approved.

Notes:

Certificate of Occupancy 11-B-01882, dated 9/20/2011, permitted occupancy "Use of 1st floor as retail sales and services (limited) Ice cream/custard/hot dog shoppe".

Date of Hearing: June 13, 2013
Time of Hearing: 9:50
Zone Case 126 of 2013

7530 Penn Ave

Zoning District: LNC
Ward: 14
Council District: 9, Councilperson Rev. Ricky Burgess
Neighborhood: Point Breeze
Owner: Syed & sons LLC
Applicant: Syed and sons LLC/Bashir Akhter

Expansion of existing service station with new convenience store.

Special Exception: 911.04.A.65 use of service station in LNC zoning district is a Special Exception

Variance: 911.04.A.65(g) maximum of two curb cuts shall be provided; three curb cuts are proposed

Variance: 922.04.E.3.b no less than 60% of the length of the building façade must be transparent between 3ft & 8ft above grade; less than 60% proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 12-OCC-00634, dated 12/11/12, permitted occupancy "Auto gasoline and service station with attendants booth and two service islands and two outdoor parking spaces"

Date of Hearing: June 13, 2013
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Zone Case 127 of 2013

1112 Galveston Ave

Zoning District: UI
Ward: 22
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Central Northside
Owner: Ed Zeliesko & Ken Dimitt
Applicant: Tom Schweitzer/Hart Lofts INC

Three story building with 12 residential units and nine interior parking spaces (building renovation).

Special Exception: 911.02.A.85 multi-unit residential is a Special Exception in UI zoning district

Variance: 914.09.F access to parking areas with 5 or more spaces shall be located a minimum of 20ft from the sidewalk and/or street right of way; 0ft requested

Variance: 904.07.C.3 minimum 10ft interior side setback required and 5ft requested

minimum 10ft exterior side setback required and 5ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 83396, dated 8/5/2002, permitted occupancy"28,700 sq. ft. two story brick structure to be used as a food mfg. plant with 2,000 sq. ft. office and wholesale/retail sales and forty off-street parking stalls".

Date of Hearing: June 13, 2013
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Zone Case 128 of 2013

1015 Forbes Ave

Zoning District: EMI
Ward: 1
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Bluff
Owner: Duquesne University of Holy Spirit
Applicant: DRS Architects INC

900 sq. ft. expansion of existing ground floor restaurant for outdoor patio on the Duquesne University Campus (Red Ring restaurant).
Outdoor area to be utilized 12 months of the year.

Variance: 905.03.D.5 compliance with Institutional Master Plan: proposed project is not identified in the approved Institutional Master Plan

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A