



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

June 27, 2013

Date of Hearing: June 27, 2013

Time of Hearing: 9:00

Zone Case 136 of 2013

506 Edmond St

Zoning District: R2-VH

Ward: 8

Council District: 8, Councilperson William Peduto

Neighborhood: Bloomfield

Applicant: Vasil Jozef T

Owner: Vasil Jozef T

Existing 1 ½ story two car garage at rear of single family dwelling.

Variance: 912.04.E

shall not exceed one story in height
and 1 ½ story requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: June 27, 2013
Time of Hearing: 9:10
Zone Case 137 of 2012

4761 Theodore St

Zoning District: R1D-L

Ward:

Council District: 5 ,Councilperson Corey O'Connor

Neighborhood: Lincoln Place

Applicant: Fennell Don

Owner: Thorsen Michael & Kathryn

Two story addition at rear of single family dwelling.

Variance : 903.03.B.2 minimum 30ft exterior side setback
required and 12ft 9 inches requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy
66726, dated 2/17/1994,
permitted occupancy "One
family dwelling with a one-car
integral garage (13'x19' rear
1-story extension).

Date of Hearing: June 27, 2013
Time of Hearing: 9:20
Zone Case 138 of 2012

5149 Dearborn St

Zoning District: R1D-H
Ward: 10
Council District: 9, Councilperson Rev. Ricky Burgess
Neighborhood: Garfield
Applicant: Karen Wright
Owner: Shropshire Gertrude E

Use of structure as child care (limited).

Variance : 911.04.A.12 use of child care(limited) is a Special Exception in R1D zoning district

Variance:

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

N/A

Date of Hearing: June 27, 2013
Time of Hearing: 9:30
Zone Case 139 of 2013

5718 Elgin St

Zoning District: R1D-M
Ward: 11
Council District: 7, Councilperson Patrick Dowd
Neighborhood: Highland Park
Owner: Gregory Dulski
Applicant: Megaen Reilly (prospective owner)

12 poultry birds (chickens) as urban agriculture (accessory use) for single family dwelling.

Special Exception : 912.07.B use of poultry birds as urban agriculture (accessory use) is a Special Exception

Variance: 912.07.B(8) 6 chickens permitted and 12 chickens requested

Variance: 903.03.C.2 for the chicken coop:
minimum 30ft exterior side setback required and 10ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A

Date of Hearing: June 27, 2013
Time of Hearing: 10:00
Zone Case 144 of 2013

300 Halket St

Zoning District: EMI
Ward: 4
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: South Oakland
Applicant: Design Box
Owner: Magee women's hospital

29.5 sq. ft. canopy sign for the hospital.

Variance: 919.03.M.3(e) the face of sign shall not project above
the canopy

shall not exceed 8" in height and 22"
requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

N/A

Date of Hearing: June 27, 2013
Time of Hearing: 10:10
Zone Case 149 of 2013

5216 Liberty Ave

Zoning District: UNC
Ward: 8
Council District: 8 ,Councilperson William Peduto
Neighborhood: Bloomfield
Applicant: Sittig Cortese & Wratcher LLC
Owner: Lav Associates LP

New six story structure to be used as multi-unit residential (215 units) with 181 integral parking stalls and 72 bicycle spaces.

Special Exception:904.04.C.4.i
additional height above three stories in UNC zoning district shall be allowed in accordance with Special Exception; 6 stories proposed

Variance: 904.04.C.4.ii shall not be within 200ft of any property which is zoned Residential; 106ft proposed

Variance: 904.04.c.3 maximum floor area ratio 3:1 permitted and 3.66:1 requested

Appearances
For Appellant:

Objectors:

Observers

Past Cases and Decisions:
N/A

Notes:

N/A