



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

July 11, 2013

Date of Hearing: July 11, 2013

Time of Hearing: 9:00

Zone Case 143 of 2013

177 Pius St

Zoning District: R1A-VH

Ward: 17

Council District: 3, Councilperson Bruce Kraus

Neighborhood: South Side Slopes

Applicant: Leckenby William V

Owner: Leckenby William V

20ft x 15ft second and third level deck at rear of three story single family dwelling.

Variance: 925.06.A.14 deck shall not extend above the first floor and second and third levels deck proposed

Variance: 903.03.E.2 minimum 5ft interior side setback required ; 4ft requested

minimum 5ft rear setback required ; 2ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: July 11, 2013
Time of Hearing: 9:10
Zone Case 145 of 2013

88 S 12th St

Zoning District: R1A-VH
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: 12th Green LLC
Owner: 12th Green LLC

20ft x 12ft new second level deck for two story single family dwelling.

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

Variance : 925.06.A.14 should not extend above the first floor;
second level deck requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy
86760, dated 5/5/2004,
permitted occupancy "Two-
story, one family dwelling
with a two car integral
garage, located at the rear of
the lot".

Date of Hearing: July 11, 2013
Time of Hearing: 9:20
Zone Case 146 of 2013

2123 Forbes Ave

Zoning District: R1A-H
Ward: 4
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Bluff
Applicant: Geoffrey Frost
Owner: AHI Development INC

Use of property as vehicle/equipment sales and repair (limited)-
motorcycle shop in existing 18ft x 26ft garage.

Variance: 911.04.A.73 use of vehicle/equipment sales(limited)
 911.04.A.75 & use of vehicle/equipment repair
 (limited) is not permitted in R1A zoning
 district

Variance: 903.03.D.2 for the existing garage:
 minimum 5ft interior side setback
 required and 0ft(northerly side) and
 2ft (easterly side) requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: July 11, 2013
Time of Hearing: 9:30
Zone Case 147 of 2013

4625 Carroll St

Zoning District: R1A-H
Ward: 9
Council District: 7, Councilperson Patrick Dowd
Neighborhood: Bloomfield
Owner: Delecce Michael
Applicant: Dellece Michael

To continue occupancy of existing 2.5 story structure as two dwelling units with two parking stalls in rear yard.

Variance: 911.04 use of two dwelling units is not permitted in R1A zoning district

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
ZBA 198 of 2005, the applicant's request to continue occupancy of existing 2.5 story structure as two dwelling units with two parking stalls in rear yard was granted.

Notes:

N/A

Date of Hearing: July 11, 2013
Time of Hearing: 9:40
Zone Case 148 of 2013

2306 Penn Ave

Zoning District: UI
Ward: 2
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Strip District
Applicant: Desmone & Associates Architects
Owner: Ben Novel LLC

One story grocery store (Ben's Asian Market).

Variance: 914.02.A 75 parking spaces required and 0 spaces requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 200702772, dated 2/1/2008, permitted occupancy "Use of 10,000 sq. ft. of existing one-story structure as manufacturing and assembly (limited) (Chocolate factory) with eight outdoor parking stalls across 23rd street".

Date of Hearing: July 11, 2013
Time of Hearing: 9:50
Zone Case 155 of 2013

519-521 Zulema St

Zoning District: RM-H
Ward: 4
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Central Oakland
Owner: 414 McKee Place LP
Applicant: 414 McKee Place LP

New three story multiple family dwelling with nine units;
reconstruction of a damaged nonconforming use.

Special Exception: 921.03.C.2 reconstruction of a damaged
Nonconforming use is a Special
Exception

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy
27745, dated 6/20/1974,
permitted occupancy "3 story
multiple family dwelling with
nine units".

Date of Hearing: July 11, 2013
Time of Hearing: 10:00
Zone Case 150 of 2013

133 S 12th St

Zoning District: R1A-VH

Ward: 17

Council District: 3, Councilperson Bruce Kraus

Neighborhood: South Side Flats

Owner: Dixon Tom & Cassandra

Applicant: Dixon Tom & Cassandra

32.5ft x 19ft three story addition at rear of existing structure at 133 S 12th St; and new two story single family attached dwelling with a three car integral garage at rear.

Variance: 903.03.E.2 minimum 5ft and 5ft interior side yard setback required and 0ft and 0ft proposed

minimum 15ft rear setback required and 0ft requested (for 133 S 12th St)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZC 629 of 1982, applicant's request to permit occupancy of the structure as five units denied; two units granted.

Notes:

Certificate of Occupancy 45038, dated 9/14/1984, permitted occupancy "Multiple family dwelling with two dwelling units".

Date of Hearing: July 11, 2013
Time of Hearing: 10:10
Zone Case 156 of 2013

219 57th St

Zoning District: UI, P
Ward: 10
Council District: 7, Councilperson Patrick Dowd
Neighborhood: Stanton Heights
Applicant: Teresa Bucco
Owner: St Mary Assumption Church

Use of existing church building as photography studio and office space.

Variance: 911.02 use of photography studio and office is not permitted in P zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

N/A