



**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**

**August 1, 2013**

**Date of Hearing:** August 1, 2013

**Time of Hearing:** 9:00

**Zone Case 169 of 2013**

930 N Lincoln Ave

**Zoning District:** RM-M

**Ward:** 22

**Council District:** 6 ,Councilperson R. Daniel Lavelle

**Neighborhood:** Allegheny West

**Applicant:** V W A Properties

**Owner:** V W A Properties

Use of existing three story structure as six dwelling units and use of 4,207 sq. ft. of first floor as an office (limited).

**Variance:** 911.04.A.42      use of office (limited) is not permitted in RM zoning district

**Variance :** 914.02      minimum 9 off-street parking spaces required and 8 spaces proposed

**Variance:** 903.03.C.2      for parking area:  
minimum 10ft interior side setback required and 0ft(easterly side) and 3.5ft (westerly side) proposed

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A



**Date of Hearing:** August 1, 2013  
**Time of Hearing:** 9:20  
**Zone Case 171 of 2013**

1130 Greenfield Ave

**Zoning District:** R2-M  
**Ward:** 15  
**Council District:** 5, Councilperson  
**Neighborhood:** Greenfield  
**Owner:** Vladimir Gurevich  
**Applicant:** Vladimir Gurevich

13.71ft x 8ft one story addition to three story two family dwelling;  
21ft x 20ft two car garage at rear.

**Variance:** 903.03.C.2      minimum 30ft exterior side setback  
required and 2ft requested (for an  
addition); 3ft requested (for a garage)

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

ZBA 216 of 2013, applicant's request to use of 3 story structure as two family dwelling with 19ft x 20ft two car garage at rear was approved.

**Notes:**

N/A

**Date of Hearing:** August 1, 2013  
**Time of Hearing:** 9:30  
**Zone Case 172 of 2013**

7232-7236 Hamilton Ave

**Zoning District:** R1A-M  
**Ward:** 13  
**Council District:** 9, Councilperson Rev. Ricky Burgess  
**Neighborhood:** Homewood South  
**Owner:** Shaw-Wil Properties INC  
**Applicant:** Shaw –Wil Properties INC

Expansion of existing restaurant (general); use of second floor of the structure.

**Special Exception:** 921.02.A.1 expansion of a nonconforming use is a Special Exception

**Variance:** 914.02.A additional 18 parking spaces required and 0 proposed

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**  
ZBA 118 of 2002, SE granted to occupy the existing 2-story structure as a restaurant/bar with dancing and incidental office, and a deck on westerly side of structure for outdoor seating enclosed with an 8' high solid wood fence at grade.

**Notes:**

Certificate of Occupancy 83323, dated 7/16/2002, permitted occupancy "Two-story structure used as restaurant with dancing with deck on westerly side of structure for outdoor seating (occupancy placard 168 people)".

**Date of Hearing:** August 1, 2013  
**Time of Hearing:** 9:40  
**Zone Case 173 of 2013**

207 Coltart Ave

**Zoning District:** R3-M  
**Ward:** 4  
**Council District:** 6, Councilperson R. Daniel Lavelle  
**Neighborhood:** Central Oakland  
**Applicant:** Fox James L Jr.  
**Owner:** Fox James L Jr.

Use of existing structure as two family dwelling with 20'x20' two car parking pad at rear.

**Variance:** 903.03.C.2      minimum 1,800 sq. ft. lot size per unit required and 1,575 sq. ft. requested

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Occupancy 73111, dated 1997, permitted occupancy "Three story one family dwelling with two lodgers".

**Date of Hearing:** August 1, 2013  
**Time of Hearing:** 9:50  
**Zone Case 174 of 2013**

3727 Mintwood St

**Zoning District:** R1A-H  
**Ward:** 6  
**Council District:** 7 ,Councilperson Patrick Dowd  
**Neighborhood:** Lower Lawrenceville  
**Applicant:** LNM Holdings LLC  
**Owner:** LMN Holdings LLC

Use of eleven car parking stalls at 3727 Mintwood St accessory to multi-unit residential structure located at 3717 Mintwood St (as one lot).

**Special Exception:** 921.02.A.1 expansion of a nonconforming use  
Is a Special Exception

**Variance:** 921.02.A.1(a)(1) limit of coverage shall not exceed 15%;  
47% requested

**Variance:**921.02.A.1(a)(2) lot on which nonconforming use is  
situated may not be merged with an  
adjacent lot for purposes of creating a  
single larger zoning lot

**Variance:** 903.03.D.2 minimum 15ft front setback required  
and 9ft proposed

**Variance :** 914.09.H.1 drive aisle dimensions to be a minimum  
of 24ft and 20ft proposed

**Variance:** 918.03.A off-street parking shall be screened on  
all sides, no screening along east  
property line

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

**Notes:**

N/A

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<p><u>Appearances</u> For Appellant:</p>	
<p>Objectors:</p>	
<p>Observers:</p>	



**Date of Hearing:** August 1, 2013  
**Time of Hearing:** 10:10  
**Zone Case 178 of 2013**

145 Labelle St

**Zoning District:** R1D-H  
**Ward:** 19  
**Council District:** 2, Councilperson Theresa Kail-Smith  
**Neighborhood:** Mount Washington  
**Applicant:** David Morgan  
**Owner:** Null Gregory John & Rosemary

New construction of a 11'3"x10' deck and 10'x10' one story addition to an existing two story single family dwelling.

**Variance:** 903.03.D.2    minimum of 5ft interior side yard setback required and 0ft (for a deck) and 2ft 9inches (for a one story addition) proposed

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A
