



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

September 5, 2013

Date of Hearing: September 5, 2013

Time of Hearing: 9:00

Zone Case 180 of 2013

1462 N Euclid Ave

Zoning District: R1D-M

Ward: 11

Council District: 7, Councilperson Patrick Dowd

Neighborhood: Highland Park

Applicant: Wood David C & Diana

Owner: Wood David C & Diana

6ft high privacy fence for single family dwelling (front and exterior side yard).

Variance: 903.03.C.2 minimum 30ft front setback required and 0ft requested

minimum 30ft exterior side setback required and 0ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 82062, dated 9/25/2001, permitted occupancy "Single family residence (half of duplex) with one stall integral garage and new side deck (new side deck)".

Certificate of Occupancy 82494, dated 12/31/2001, permitted occupancy "5'6"x16'3 1/4" single story sunroom accessory to single family dwelling unit".

Date of Hearing: September 5 2013
Time of Hearing: 9:10
Zone Case 184 of 2013

336 Atwood St & 334 York Way

Zoning District: OPR-A
Ward: 4
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Central Oakland
Applicant: Eckenrode Robert C
Owner: Eckenrode Robert C

New three story single family dwelling.

Variance: 908.03.D.1 minimum 20ft rear setback required
and 5ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 12-B-02725, dated 1/24/2013, permitted occupancy "Use of existing three story two family dwelling at 336 Atwood (front) and use of existing two story single family dwelling at 334 York Way(rear).

Date of Hearing: September 5, 2013
Time of Hearing: 9:20
Zone Case 186 of 2013

221 43rd St

Zoning District: R1A-H
Ward: 9
Council District: 7, Councilperson Patrick Dowd
Neighborhood: Central Lawrenceville
Owner: New Bethel Missionary Baptist Church of Pittsburgh
Applicant: New Bethel Missionary Baptist Church of Pittsburgh

Use of basement of the existing religious assembly as child care (general); 7 and more children.

Variance : 911.04.A.12 use of child care (general) is not permitted in R1A zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 142 of 2009, request for expansion of religious assembly and use of 25'x99'22" parcel at 222 43rd St (across the street from church) for off-street parking, was approved with condition.

Notes:

N/A

Date of Hearing: September 5, 2013
Time of Hearing: 9:30
Zone Case 187 of 2013

40 S 22 St

Zoning District: R1A-VH
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Owner: Pittsburgh Rugby Association II LLC
Applicant: Pittsburgh Rugby Association II LLC

Existing restaurant expansion; 21ft x 16ft two story addition at rear of existing structure.

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

Variance: 921.02.A.1.(a)(i) limit of expansion 15%; 50% requested

Variance: 903.03.E.2 minimum 3ft interior side setback required and 0ft proposed

minimum 5ft exterior side setback required and 0ft proposed

minimum 15ft rear setback required and 0ft proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 69537, dated 6/7/1995, permitted occupancy "Existing two story structure for bar/restaurant with one dwelling unit above and outdoor seating in rear of building and 6'6" high stockade fence. Maximum of 45 occupants inside; 30 outside".

Date of Hearing: September 5, 2013

Time of Hearing: 9:40

Zone Case 115A of 2013

1548 Denniston St

Zoning District: R2-L

Ward: 14

Council District: 5 ,Councilperson Corey O'Connor

Neighborhood: Squirrel Hill North

Applicant: Lamy Jay

Owner: Lamy Jay

Two new two story single family dwelling units with two car integral garages.

Variance: 903.03.B.2 minimum 30ft front setback required and 20ft requested

minimum 30ft rear setback required and 15ft requested

minimum 30ft exterior side setback required and 10ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
ZBA 115 of 2013, request for two new story single family dwelling units with two car integral garages, Dismissed without prejudice.

Notes:

N/A

Date of Hearing: September 5, 2013
Time of Hearing: 9:50
Zone Case 188 of 2013

5430 Walnut St

Zoning District: LNC
Ward: 7
Council District: 8, Councilperson William Peduto
Neighborhood: Shadyside
Applicant: Sign Vision INC
Owner: Shadyside Partners LLP

Two new business ID projecting signs for the retail store.

Variance: 919.03.M.8(d) a maximum of one projecting sign shall be permitted for each façade and two signs proposed

Variance: 919.03.M.8.d.iii shall be no less than 10ft above the grade and 9ft 3inch proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 82388, dated 12/10/2001, permitted occupancy "Retail women's clothing 3,400 sq. ft."

Date of Hearing: September 5, 2013
Time of Hearing: 10:00
Zone Case 189 of 2013

524 McDonald St

Zoning District: RID-H
Ward: 12
Council District: 9, Councilperson Rev. Ricky Burgess
Neighborhood: Larimer
Applicant: Flores Motors LLC
Owner: Flores Motors LLC

Use of 30 parking stalls accessory to existing automobile repair garage located at 6223 Meadow 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 enlargement shall not exceed 15%

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

Variance: 912.01 accessory uses shall be located on the same zoning lot and the same zoning district as the primary use

Variance: 918.03.B.1(b) walls or fences shall be compatible with architectural style and building materials and shall be constructed of appropriate materials; chain link fence not permitted in R1D zoning district

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 40681, dated 9/7/1982, location 6223 Meadow St. permitted occupancy "Continued use of existing structure as automobile repair garage including body and fender work".

Appearances
For Appellant:

Objectors:

Observers:

Date of Hearing: September 5, 2013

Time of Hearing: 10:30

Zone Case 220 of 2013

405 Bigelow St

Zoning District: R1D-M

Ward: 15

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Greenfield

Applicant: Graziano David & Patricia Dusch

Owner: Graziano David & Patricia Dusch

10ft x 32ft two story addition to existing single family detached dwelling.

Variance: 903.03.C.2 minimum 30ft rear setback required and 26ft requested

minimum 4ft interior side setback required and 3ft (easterly side) and 2.5ft (northerly side) requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A
