



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

October 3, 2013

Date of Hearing: October 3, 2013

Time of Hearing: 9:00

Zone Case 202 of 2013

415 Hastings St

Zoning District: R2-L

Ward: 14

Council District: 8, Councilperson William Peduto

Neighborhood: Point Breeze

Applicant: Lokshin Anna

Owner: Lokshin Anna

Existing two compact car parking pad at rear of single family dwelling.

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: October 3, 2013
Time of Hearing: 9:10
Zone Case 216 of 2013

510 Maryland Ave

Zoning District: LNC
Ward: 7
Council District: 8, Councilperson Willaim Peduto
Neighborhood: Shadyside
Applicant: Shadyside nursery LLC
Owner: Shadyside station associates INC

Additional use of lot for outdoor retail sales and service (non-accessory use) and recreation and entertainment outdoor (limited) on Sundays only.

Special Exception : 911.04.A.91 outdoor retail sales and service (non-accessory use) is a Special Exception in LNC zoning district

Special Exception: 911.04.A.49 recreation and entertainment outdoor (limited) is a Special Exception in LNC zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 11-OCC-00874, permitted occupancy" Use of lot as nursery, retail (limited) with accessory shed and greenhouse".

Date of Hearing: October 3, 2013
Time of Hearing: 9:20
Zone Case 219 of 2013

7130 Ross Garden Rd

Zoning District: R1D-L
Ward: 12
Council District: 9, Councilperson Rev. Ricky Burgess
Neighborhood: Lincoln-Lemington-Belmar
Applicant: Darnica Spradley
Owner: Oliver Casandra

Use of existing two story structure as child care (limited); up to 6 children.

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: October 3, 2013
Time of Hearing: 9:30
Zone Case 224 of 2013

7074 Lemington Ave

Zoning District: RM-M
Ward: 12
Council District: 9, Councilperson Rev. Ricky Burgess
Neighborhood: Lincoln-Lemington-Belmar
Owner: Le Tuong Trung
Applicant: Le Tuong Trung

Use of existing structure as religious assembly (limited) with parking area at rear; continued use of one family dwelling.

Special Exception: 921.02.A.4 change from a one nonconforming use to another is a Special Exception

Variance: 903.03.C.2 minimum 10ft interior side setback required and 0ft requested (parking area)

Variance: 918.03.A off-street parking shall be screened on all sides

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 3598. Dated 4/26/1950, permitted use "Funeral home and one family dwelling".

Date of Hearing: October 3, 2013
Time of Hearing: 9:40
Zone Case 225 of 2013

1310 Crafton Blvd

Zoning District: LNC

Ward: 28

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: Crafton Heights

Applicant: Ryan Moore (prospective owner)

Owner: Bodnar John P Jr

Use of lot for vehicle/equipment repair (limited); continued use of existing eight outdoor parking spaces.

Special Exception: 911.04.A.73 use of vehicle/equipment repair (limited) in LNC zoning district is a Special Exception

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 56130, dated 1977, permitted occupancy "Store for sale of televisions and household appliances with incidental repairs; office and storage and eight outdoor parking stalls. (new extension)".

Date of Hearing: October 3, 2013
Time of Hearing: 9:50
Zone Case 226 of 2013

200 Elysian St

Zoning District: R2-L

Ward: 14

Council District: 8, Councilperson William Peduto

Neighborhood: Point Breeze

Owner: Patkowska Agnieszka

Applicant: Patkowska Agnieszka

Three HVAC units (36"x36") for the existing 2 ½ story structure.

Variance: 903.03.B.2 minimum 5ft interior side setback required
and 3ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy
30570, dated 7/20/1976,
permitted occupancy "3 story
multiple family dwelling with
3 dwelling units".

Date of Hearing: October 3, 2013
Time of Hearing: 10:00
Zone Case 222 of 2013

7040 Penn Ave

Zoning District: R1D-L
Ward: 14
Council District: 8, Councilperson William Peduto
Neighborhood: Point Breeze
Owner: Epiphany property Management INC
Applicant: Epiphany Property Management INC

Use of existing 2 ½ story structure as three family dwelling with existing three outdoor parking stalls.

Special Exception: 921.02.A.1 change from a one nonconforming use to another is a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A
Notes:

Certificate of Occupancy 47632, dated 9/20/1985, permitted occupancy "Two family dwelling with three outdoor parking stalls".

Date of Hearing: October 3, 2013
(rescheduled from September 12,2013)
Time of Hearing: 10:20
Zone Case 214 of 2013

208 Reifert St

Zoning District: R1D-H
Ward: 30
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Knoxville
Applicant: Smith James R
Owner: Smith James R

Use of existing structure as two family dwelling.

Variance: 911.02 use of two family dwelling units is not
Permitted in R1D zoning district

Variance: 914.02.A one additional parking space required ;
no parking spaces requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
Certificate of Occupancy
15232, dated 6/19/1961,
permitted occupancy "One
family dwelling".

Date of Hearing: October 3, 2013
(continued from September 19,2013)
Time of Hearing: 10:30
Zone Case 204 of 2013

2933 Mary St

Zoning District: R1A-VH, UI,H
Ward: 16
Council District: 3,Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: 2933 Mary St LLC
Owner: 2933 Mary St LLC

Use of three story existing building for 18 residential units and 15 vehicular parking spaces (two accessible).

Variance: 911.04.A.58 multi-unit residential not permitted in H and R1A zoning districts; 18 units proposed

Special Exception: 914.07.G.2(a)off-site parking areas shall require the same or less restrictive zoning classification than that required for the used served; accessory parking located in different zoning area

Variance: 912.04.A accessory structures and uses shall shall comply with front setback of primary structure

Variance: 912.04.B accessory structures and uses may be set back at least 2ft from rear lot line when adjacent to a way

Variance: 912.04.C accessory structures and uses shall comply with side setbacks of primary structure

Past Cases and Decisions:
N/A

Notes:

N/A

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