



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 10, 2013

Date of Hearing: October 10, 2013

Time of Hearing: 9:00

Zone Case 217 of 2013

1803 Sidney St and Fox Way

Zoning District: R1A-VH

Ward: 17

Council District: 3, Councilperson Bruce Kraus

Neighborhood: South Side Flats

Applicant: Cipriani Justin

Owner: Neubauer Jeffrey

Continued use of existing two story single family dwelling at 1803 Sidney St; new three story single family dwelling with mezzanine and rooftop deck and two car integral garage at Fox Way.

Variance: 903.03.E.2 minimum 15ft rear setback required and 6ft proposed

Variance: 925.06.C minimum 3ft interior side setback required and 0ft proposed

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: October 10, 2013
Time of Hearing: 9:10
Zone Case 227 of 2012

338-340 39th St & 3825 Howley St

Zoning District: R1A-H
Ward: 6
Council District: 7, Councilperson
Neighborhood: Lower Lawrenceville
Applicant: McFadden Robert G & Frances E
Owner: McFadden Robert G & Frances E

Use of lot with three and one story attached structures and 2 ½ story detached structure as four family dwelling.

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: October 10, 2013

Time of Hearing: 9:20

Zone Case 229 of 2012

1 Noblestown Rd

Zoning District: H

Ward: 20

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: Elliott

Applicant: Lynn Langford (prospective owner)

Owner: T& LE Holdings LLC

Use of structure as retail sales and services (limited); convenience store.

Special Exception: 921.02.A.4 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 35354, dated 3/27/1979, permitted occupancy" Electrical business with incidental office and storage".

Date of Hearing: October 10, 2013
Time of Hearing: 9:30
Zone Case 234 of 2013

Bailey Park-Science St

Zoning District: R1D-M
Ward: 18
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Allentown
Owner: Bailey Park Partners LP
Applicant: Bailey Park Partners LP

Construction of new 5 story multi-unit residential structure with 10 dwelling units and outdoor parking area.

Variance: 911.02.A.85 multi-unit residential is not permitted in R1D zoning district

Variance: 903.03.C.2 maximum height 3stories/40ft permitted and 5 stories/ ft requested

minimum 30ft front setback required and 5ft proposed

minimum 30ft exterior side setback required and 5ft proposed

minimum 30ft rear setback required and 0ft proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A

Date of Hearing: October 10, 2013
Time of Hearing: 9:40
Zone Case 230 of 2013

1015 Forbes Ave

Zoning District: EMI
Ward: 1
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Bluff
Applicant: Duquesne University
Owner: Duquesne University

Use of one 3.16ft x 12.96ft projecting business ID sign on façade of existing five story structure.

Variance: 919.03.M.8(d)(ii) a maximum of 9sq. ft. per side permitted and 40.1 sq. ft. requested

Variance: 919.03.M.8(d)(iii) shall extend no more than 4ft from the front of a building and 6ft proposed

shall be no less than 10ft above grade and 9.16ft proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 200702332, dated 1/14/2009, permitted occupancy "Use of 6,300 sq. ft. as restaurant (general) and 1,200 sq. ft. as retail sales & services (limited) on first floor of existing 5-story multi-purpose building (Duquesne University)".

Date of Hearing: October 10, 2013
Time of Hearing: 9:50
Zone Case 231 of 2013

1536 Methyl St

Zoning District: R1D-H
Ward: 19
Council District: 4, Councilperson Natalia Rudiak
Neighborhood:
Applicant: Game Time Real Estate LLC
Owner: Game Time Real Estate LLC

Use of 2 ½ story structure as two family dwelling with accessory two parking pads at front located on the adjacent lot (as one lot).

Variance: 911.02 two family dwelling units are not permitted in R1D zoning district

Variance: 903.03.D.2 for parking area:
minimum 15ft front setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 42991, dated 9/30/1983, permitted occupancy "One family dwelling (enclose rear porch)".

Date of Hearing: October 10, 2013
Time of Hearing: 10:00
Zone Case 232 of 2013

2920 Brownsville Rd

Zoning District: LNC, R2-L
Ward: 29
Council District: 4, Councilperson Natalia Rudiak
Neighborhood: Carrick
Applicant: The Community Builders INC
Owner: Hillcrest Limited Partnership

New four-story building with 66 units for use as housing for elderly (general).

Special Exception: 911.04.A.35 housing for elderly(general) is a Special Exception in LNC zoning district

Variance: 911.04.A.35 housing for elderly(general) is not permitted in R2 zoned areas

Variance: 911.04.A.35(a)(8) no less than 40% of the required site shall be in usable open space, 6% requested

Variance: 916.02.B.1 building height shall not exceed 40ft or 3 stories; 51.5ft and 4 stories requested

Variance: 916.04.C parking area shall not be located within 15ft of properties zoned residential; 14'5" requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

N/A

Date of Hearing: October 10, 2013
Time of Hearing: 10:10
Zone Case 233A of 2013

333,335,339 & 341 Dinwiddie St

Zoning District: RM-M
Ward: 3
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Crawford-Roberts
Applicant: Trek Development Group
Owner: Simpson Marilyn

Construct two attached two family dwellings (total 4 units).

Variance: 903.03.C.2 minimum 7,200 sq. ft. lot area required
and 5,708 sq. ft. proposed

Variance: 914.02.A minimum 4 parking spaces required and
2 proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A

Date of Hearing: October 10, 2013
Time of Hearing: 10:10
Zone Case 233B of 2013

315,321,323 & 325 Dinwiddie St

Zoning District: RM-M
Ward: 3
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Crawford-Roberts
Applicant: Trek Development Group
Owner: Williams Lange

Construct two new attached single family dwellings and two family attached dwelling (total 4 units).

Variance: 903.03.C.2 minimum 7,200 sq. ft. lot area required and 7,000 sq. ft. proposed

minimum 10ft interior side setback required and 0ft requested

Variance: 914.02.A minimum 4 parking spaces required and 3 proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A

Date of Hearing: October 10, 2013
Time of Hearing: 10:10
Zone Case 233C of 2013

328,330 & 332 Dinwiddie St

Zoning District: RM-M
Ward: 3
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Crawford-Roberts
Applicant: Trek Development Group
Owner: URA of Pittsburgh

Construct one two family dwelling and one single family dwelling (total 3 units).

Variance: 903.03.C.2 minimum 5,400 sq. ft. lot area required
and 4,839 sq. ft. proposed

minimum 10ft interior side setback
required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

N/A

Date of Hearing: October 10, 2013
Time of Hearing: 10:10
Zone Case 233D of 2013

310, 314 & 318 Dinwiddie St

Zoning District: RM-M
Ward: 3
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Crawford-Roberts
Applicant: Trek Development Group
Owner: URA of Pittsburgh

Construct new two story three family structure (attached units).

Variance: 903.03.C.2 minimum 10ft interior side setback
required and 0ft proposed

Variance: 914.02.A minimum 3 parking spaces required and
2 proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

N/A

Date of Hearing: October 10, 2013
Time of Hearing: 10:10
Zone Case 233E of 2013

288,290,292& 294 Wick St

Zoning District: RM-M
Ward: 3
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Crawford-Roberts
Applicant: Trek Development Group
Owner: City of Pittsburgh

Construct new four family attached dwellings.

Variance: 903.03.C.2 minimum 10ft and 10ft interior side setback required and 8.75ft and 8.75ft proposed

Variance: 914.02.A minimum 4 parking spaces required and 0 proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

N/A

Date of Hearing: October 10, 2013
Time of Hearing: 10:10
Zone Case 233G of 2013

202 Dinwiddie St

Zoning District: RM-M
Ward: 3
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Crawford-Roberts
Applicant: Trek Development Group
Owner: Bedcliff Associates

Construct new three story three family dwelling.

Variance: 903.03.C.2 minimum 4,000 sq. ft. lot area required
and 3,231 sq. ft. proposed

minimum 25ft exterior side setback
required and 0ft requested (for building &
parking spaces)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

N/A

Date of Hearing: October 10, 2013
(rescheduled from September 12, 2013)

Time of Hearing: 10:30

Zone Case 194 of 2013

1445 Jancey St

Zoning District: R1D-H

Ward: 10

Council District: 7, Councilperson Patrick Dowd

Neighborhood: Morningside

Applicant: Oliver Stephen Thomas & Noreen Barbara

Owner: Oliver Stephen Thomas & Noreen Barbara

22ft x 22ft two car detached garage at rear of existing single family dwelling.

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

minimum 15ft exterior side setback
required and 5ft requested

Appearances

For Appellant:

Objectors:

Observer

Past Cases & Decisions:

N/A

Notes:

N/A