



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 17, 2013

<p>Date of Hearing: October 17, 2013 Time of Hearing: 9:00 Zone Case 235 of 2013</p> <p>105 Jacksonia St</p> <p>Zoning District: R1A-VH Ward: 25 Council District: 6, Councilperson R. Daniel Lavelle Neighborhood: Central Northside Applicant: Kilgore Todd Lee & Jennifer Whitmon Owner: Kilgore Todd Lee & Jennifer Whitmon</p> <p>24ft x22ft 1 ½ story detached garage and 10ft x 20ft deck at rear of three story single family dwelling.</p> <p>Variance: 903.03.E.2 minimum 5ft interior side setback required; 3ft(for the detached garage) and 0ft (for the deck) requested</p> <p>Variance: 912.04.E maximum height 15ft/one story for the accessory structure permitted and 18ft/ 1 ½ story requested</p> <p><u>Appearances</u> For Appellant:</p> <p>Objectors:</p> <p>Observers:</p>	<p>Past Cases and Decisions: N/A</p> <p>Notes: N/A</p>
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Date of Hearing: October 17, 2013
Time of Hearing: 9:10
Zone Case 254 of 2013

260 42nd St

Zoning District: R1A-H
Ward: 9
Council District: 7, Councilperson
Neighborhood: Central Lawrenceville
Applicant: Botero Development
Owner: Cobble House Holdings LP

1,440 sq. ft. addition to existing two story structure for use as 8 dwelling units.

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

Variance: 921.02.A.1(a)(1) limit of enlargement of nonconforming use shall not exceed 15%, 38% requested

Variance: 916.02.A.1 minimum 15ft front setback required
903.03.D.2 and 0ft requested

minimum 15ft side yard setback required and 0ft requested

Variance: 912.04.A accessory structures shall comply with front setbacks

Variance: 912.04.C accessory structures shall comply with side setbacks

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy dated 3/9/1966, permitted occupancy "Office, garage and warehouse".

Date of Hearing: October 17, 2013

Time of Hearing: 9:30

Zone Case 238 of 2013

739 Bellefonte St

Zoning District: LNC

Ward: 7

Council District: 8, Councilperson William Peduto

Neighborhood: Shadyside

Owner: Rollier Bros Inc

Applicant: Rattcorp DBA William Penn Tavern

1,112.5 sq. ft. existing restaurant expansion for use as restaurant (general).

Special Exception: 911.04.A.57 restaurant (general) in LNC zoning district is a Special Exception

Variance: 914.02.A

3 additional parking spaces required and 0 proposed

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 83086, dated 5/27/02, permitted occupancy "One-story restaurant with incidental office and storage in basement".

Date of Hearing: October 17, 2013

Time of Hearing: 9:50

Zone Case 241 of 2013

1620 Pennsylvania Ave

Zoning District: UI

Ward: 21

Council District: 6, Councilperson R. Daniel Lavelle

Neighborhood: Chateau

Owner: HDV Pittsburgh LLC

Applicant: LED Experts

31 sq. ft. new canopy sign for Penthouse.

Variance: 919.03.M.6(c) shall not exceed 8 inches in height and 23.4 inches requested

Appearances

For Appellant :

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 12-B-01456, dated 7/12/2013, permitted occupancy" Use of existing one story structure as adult entertainment (adult cabaret) with thirteen (13) parking spaces including two(2) handicapped spaces in the northerly side yard; with 9ftx9ft dumpster with 7ft high brick enclosure in northwesterly corner of site".

Certificate of Occupancy 13-SGN-00069, dated 7/1/2013" One wall-mounted internally illuminated business identification sign on southerly (Pennsylvania Ave) façade; 2.5ftx28.5ft; 71.25 sq. ft. total("The Penthouse Club").

Date of Hearing: October 17, 2013
Time of Hearing: 10:00
Zone Case 239 of 2013

1601 Morningside Ave

Zoning District: R1D-H
Ward: 10
Council District: 7 ,Councilperson
Neighborhood: Morningside
Applicant: Jonathan Nordquist
Owner: Jonathan Nordquist

6ft high privacy fence for single family dwelling.

Variance: 925.06.A.3 minimum 15ft exterior side setback required
903.03.D.2 and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

