

Date of Hearing: October 24, 2013
Time of Hearing: 9:10
Zone Case 244 of 2013

21 Alexander St

Zoning District: H
Ward: 20
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: West End
Applicant: The Island LLC (owner)
Owner: McCann Shield Paint Co

Use of existing three story structure as funeral home.

Variance: 911.04.A.25 use is not permitted in H district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A

Date of Hearing: October 24 2013
Time of Hearing: 9:20
Zone Case 246 of 2013

304 N Craig St

Zoning District: OPR-B
Ward: 5
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: North Oakland
Owner: Kline Martin & Judith
Applicant: 7th movement development LLC

Use of two story structure as restaurant (general).

Variance: 908.03.D.2 use of restaurant(general) is not permitted in OPR-B zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
ZBA 4 of 1997, parking variance granted for the occupancy of the second floor of an existing two-story structure as a restaurant and banquet hall as an extension of the existing restaurant on the first floor(with conditions).

Notes:

Certificate of Occupancy 14193, dated 7/15/1960, permitted occupancy "Club general".

Building /occupancy permit 13-B-01122, dated 5/15/2013, occupancy for: use of one dwelling unit on 2nd floor of two story structure 1st floor to remain vacant".

Date of Hearing: October 24, 2013
Time of Hearing: 9:30
Zone Case 247 of 2013

3622 Smallman St

Zoning District: R1A-VH
Ward: 6
Council District: 7, Councilperson
Neighborhood: Lower Lawrenceville
Owner: Vaurus Group INC
Applicant: Vaurus Group INC

New three story single family attached dwelling with 9ft x 20ft one car parking pad at rear.

Variance: 903.03.E.2 minimum 5ft interior side setback required and 0ft requested;
3,5ft requested for the parking pad

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: October 24, 2013
Time of Hearing: 9:50
Zone Case 249 of 2013

5605-5607 Darlington Rd

Zoning District: RM-M

Ward: 14

Council District: 5 ,Councilperson Corey O'Connor

Neighborhood: Squirrel Hill South

Owner: Peoples Benjamin L & Sarah E Deutsch

Applicant: Peoples Benjamin L & Sarah E Deutsch

20ft x4.5ft one story addition to existing two story two family structure.

Variance: 903.03.C.2 minimum 10ft interior side setback required and 3ft requested

minimum 25ft rear setback required and 17ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 200902867, dated 8/17/2009, permitted occupancy "Continued use of existing two story structure as two dwelling units, one on each floor and address(5605-5607)".

Date of Hearing: October 24, 2013
(rescheduled from September 12,2013)

Time of Hearing: 10:00

Zone Case 195 of 2013

5986 Penn Ave

Zoning District: UNC

Ward: 7

Council District: 8, Councilperson William Peduto

Neighborhood: Shadyside

Applicant: Sign Stat

Owner: Eastside II Land Lease LLC

Three non-advertising business ID canopy signs.

Variance: 919.03.M.5(c) the face of sign shall not project above canopy; letter size maximum 8" permitted and 12.5" proposed

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: October 24, 2013
(continued from September 26,2013)

Time of Hearing: 10:10

Zone Case 215 of 2013

2134 Rockledge St

Zoning District: R1D-M

Ward: 26

Council District: 1, Councilperson Darlene Harris

Neighborhood: Spring Hill

Applicant: Lowry Ricardo & Lakesha

Owner: Lowry Ricardo & Lakesha

Use of basement as childcare (limited) for 4 to 6 children.

Special Exception: 911.02 childcare(limited) is a Special Exception
in R1D zoning district

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy
72851, dated 1/16/1997,
permitted occupancy" Two
story two family dwelling with
a two car detached garage.
(4' high solid fence in
portions of side yards and
gate between houses).

Date of Hearing: October 24, 2013
(continued from October 3,2013)

Time of Hearing: 10:20

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)".
