



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

November 7, 2013

Date of Hearing: November 7, 2013

Time of Hearing: 9:00

Zone Case 242 of 2013

300 Belthoover Ave

Zoning District: R2-H

Ward: 17

Council District: 3 ,Councilperson Bruce Kraus

Neighborhood: Beltzhoover

Applicant: Tia Dramble

Owner: Tia Dramble

6ft high solid fence for single family dwelling.

Variance: 925.06.A.2 maximum 4ft high open fence permitted;
6ft high solid fence requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 90696, dated 9/8/2004, permitted occupancy "Two story one family dwelling with one story one car detached garage".

Date of Hearing: November 7, 2013
Time of Hearing: 9:20
Zone Case 250 of 2013

1033 Lancaster Ave

Zoning District: R1D-M
Ward: 14
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Regent Square
Owner: Gallagher Patrick & Patricia
Applicant: Gallagher Patrick & Patricia

14'5" x 31' two story addition at rear of single family dwelling.

Variance: 925.06.C minimum 4ft interior side setback required
and 3ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: November 7, 2013

Time of Hearing: 9:30

Zone Case 251 of 2013

195 Watson Blvd

Zoning District: R1D-L

Ward: 26

Council District: 1, Councilperson Darlene Harris

Neighborhood: Perry North

Owner: Davis Robert Scott

Applicant: Davis Robert Scott

Use of 2 ½ story structure as two family dwelling.

Variance : 911.04

use of two family dwelling is not permitted in R1D-L zoning district

Variance: 914.02.A

one additional off-street parking space required and 0 requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: November 7, 2013
Time of Hearing: 9:40
Zone Case 252 of 2013

8862-8864 Frankstown Ave

Zoning District: R2-L
Ward: 13
Council District: 9, Councilperson Rev. Ricky Burgess
Neighborhood: East Hills
Applicant: Crawford Lesley
Owner: Isaac Constance

Use of first floor of two story structure a child care (general) up to 24 children; continued use of two dwelling units on second floor and existing two car detached garage at rear.

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 82406, dated 12/12/2001, permitted occupancy "Two story structure 1st floor vacant commercial space, offices for merry maids, 2nd floor two dwelling units and two car detached garage".

Date of Hearing: November 7 2013
Time of Hearing: 9:50
Zone Case 253 of 2013

4768 Liberty Ave

Zoning District: LNC
Ward: 8
Council District: 7, Councilperson
Neighborhood: Bloomfield
Applicant: Hoon Kim
Owner: Aryel Properties LP

Use of outdoor retail sales and services (non-accessory use).

Special Exception: 911.02.A.91 outdoor retail sales and services (non-accessory use) are permitted by a Special Exception in LNC zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A

Date of Hearing: November 7, 2013
Time of Hearing: 10:00
Zone Case 255 of 2013

4717 Butler St

Zoning District: LNC
Ward: 9
Council District: 7, Councilperson
Neighborhood: Central Lawrenceville
Applicant: Haritos George
Owner: Haritos George

Use of 2,869 sq. ft. of existing structure as a restaurant (general).

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 67 of 2003, Special Exception granted to change occupancy of the existing 1 and 2 story structure from plastics fabricating and manufacturing to sales and installation of auto electronics; five outdoor parking stalls to remain.

Notes:

Certificate of Occupancy 453 of 1983, permitted occupancy "Plastic fabricating and manufacturing including engraving and five outdoor parking stalls"

Certificate of Occupancy 200502672, dated 10/25/2006, permitted occupancy "2' x 10' awning front façade of one story limited restaurant".

Date of Hearing: November 7, 2013
Time of Hearing: 10:10
Zone Case 256 of 2013

540 Roberts St

Zoning District: R1D-L

Ward: 3

Council District: 6, Councilperson R. Daniel Lavelle

Neighborhood: Crawford-Roberts

Applicant: Taylor Harold E JR & Deborah L

Owner: Taylor Harold E JR & Deborah L

31ft 4 inch x 16ft one story addition to existing single family dwelling.

Variance: 903.03.B.2 minimum 30ft rear setback required and
21ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy
31498, dated 1/14/1977,
permitted occupancy "One
story, one family dwelling
with one car integral garage".

Date of Hearing: November 7, 2013
(continued from October 3,2013)

Time of Hearing: 10:20

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".

