



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 14, 2013

<p>Date of Hearing: November 14, 2013 Time of Hearing: 9:00 Zone Case 257 of 2013</p> <p>1821 Fox Way</p> <p>Zoning District: R1A-VH Ward: 17 Council District: 3, Councilperson Bruce Kraus Neighborhood: South Side Flats Applicant: Kim Nitchkey Owner: Kim Nitchkey</p> <p>New three story single family dwelling with two car integral garage.</p> <p>Variance: 925.06.C minimum 3ft interior side setback required and 0ft requested</p> <p>Variance: 903.03.E.2 minimum 15ft rear setback required and 5ft requested</p> <p><u>Appearances</u> For Appellant:</p> <p>Objectors:</p> <p>Observers:</p>	<p>Past Cases and Decisions:</p> <p>N/A</p> <p>Notes:</p> <p>N/A</p>
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Date of Hearing: November 14, 2013
(continued from September 19,2013)
Time of Hearing: 9:10
Zone Case 154 of 2013

5912 Alder St

Zoning District: R2-M
Ward: 7
Council District: 8, Councilperson William Peduto
Neighborhood: Shadyside
Owner: Schroll Marvin & Carol
Applicant: Schroll Marvin & Carol

Use of existing three story structure as three family dwelling with existing one car integral garage.

Variance: 911.04 use of three family dwelling is not permitted in R2 zoning district

Variance: 914.02.A one additional parking space required and 0 requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 59614, dated 2/19/1991, permitted occupancy "2 ½ story two family dwelling with a one car integral garage with 15'x15' open porch with stairs in rear (second floor level)".

Date of Hearing: November 14, 2013
Time of Hearing: 9:20
Zone Case 276 of 2013

5251 Holmes St

Zoning District: R1A-VH
Ward: 10
Council District: 7, Councilperson
Neighborhood: Upper Lawrenceville
Owner: E Properties (prospective owner)
Applicant: E Properties

One story addition and building renovation for use as multi-unit residential with 22 units and 20 outdoor parking spaces.

Variance: 911.02 multi-family residential not a permitted use in R1A zoning district

Variance: 903.03.E.2 maximum height 40ft/3 stories permitted; and 59ft/4 stories requested

Variance: 903.03.E.2 minimum 15ft rear setback required and 11ft requested

Variance: 912.04.B for the dumpster:
minimum 2ft rear setback required and 1ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

N/A

Date of Hearing: November 14, 2013
Time of Hearing: 9:30
Zone Case 259 of 2013

315 44th St

Zoning District: R1A-H
Ward: 9
Council District: 7, Councilperson
Neighborhood: Central Lawrenceville
Owner: Senko Robert J
Applicant: Senko Construction INC

New three story single family detached dwelling with two car parking area at rear.

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

Variance: 903.03.D.2 for parking area;
minimum 5ft interior side setback required and 2.5ft proposed for two sides

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy dated 1996, permitted occupancy "Two story one family dwelling with one outdoor parking stall and 8'x10' storage shed".

Date of Hearing: November 14, 2013
Time of Hearing: 9:40
Zone Case 260 of 2013

2072 Arnold Acres Dr.

Zoning District: R1D-L
Ward: 28
Council District: 2 ,Councilperson Theresa Kail-Smith
Neighborhood: Westwood
Applicant: Beverly J Baker
Owner: Barthelemy William N & Sarah M

Use of basement of existing single family dwelling as retail sales and services (limited): hair salon.

Variance: 911.04.A.58 use of retail sales and services(limited) in R1D zoning district is not permitted

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: November 14, 2013
Time of Hearing: 9:50
Zone Case 261 of 2013

1843 Enoch St (1833 Wylie Ave)

Zoning District: RM-M
Ward: 3
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Crawford-Roberts
Owner: Center That Cares
Applicant: Milton Ogot Architect

28ft x 20ft two story addition to the existing structure; rooftop deck for one story section of the building.

Special Exception: 921.02.A.1 expansion of a nonconforming use is a Special Exception ; should be approved by ZBA

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 65884, dated 10/5/1993, permitted occupancy "Use of existing two story structure for a non-profit community services programming and offices.(Ozanam Cultural Center)."

Date of Hearing: November 14, 2013
Time of Hearing: 10:00
Zone Case 262 of 2013

3408 Charlotte St

Zoning District: UI
Ward: 6
Council District: 7 ,Councilperson
Neighborhood: Lower Lawrenceville
Applicant: Thompson Chad
Owner: Thompson Chad

New four story three family structure with integral garages.

Variance: 911.04.A use of three family dwelling is not permitted in UI zoning district

Variance: 904.07.C minimum 10ft rear setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: November 14, 2013
Time of Hearing: 10:10
Zone Case 263 of 2013

1621 Shaw Mill Run Blvd

Zoning District: NDI
Ward: 32
Council District: 4, Councilperson Natalia Rudiak
Neighborhood: Carrick
Owner: ASP Enterprises LLC
Applicant: Carrick's Custom Décor

30 sq. ft. new electronic business ID wall mounted sign for Route 51 Auto sales.

Variance: 919.03.O.3 electronic signs are not permitted in NDI zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
ZBA 51 of 1998, Special Exception granted to change the occupancy of an existing one-story structure from a truck equipment installation business to automobile painting and minor body and fender work.

Notes:

Certificate of Occupancy 200502486, dated 10/17/2005, permitted occupancy "One story structure for office use (City lights Limo SVC) and car wash (Pittsburgh auto spa)".

Certificate of Occupancy 13-B-00448, permitted occupancy "Use of one story structure and parking area as vehicle/equipment sales(limited)".

Date of Hearing: November 14, 2013
(continued from October 17,2013)
Time of Hearing: 10:20
Zone Case 240 of 2013

5150 Liberty Ave

Zoning District: LNC
Ward: 8
Council District: 7, Councilperson
Neighborhood: Bloomfield
Applicant: TKA Architects
Owner: Guyasuta Liberty LLC

New four story building with 1,450 sq. ft. ground floor commercial and 4 dwelling units on floors two through four; 4 integral parking spaces.

Variance : 916.02.B.1 maximum height 3 story/40ft permitted and 4 stories/48ft requested

Variance : 904.02.C.3 minimum 20ft rear setback required and 8 ¼ ft requested

maximum floor area ratio 2:1 permitted ;
2.48:1 proposed

maximum height 45ft/3 stories permitted;
4 stories/48ft proposed

Variance: 916.02.A.7(b) street side yard setback shall be the same as the required front setback of the abutting residential zoning district; 15ft required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 77797, dated 1999, permitted occupancy"2 ½ story structure with hair salon on first floor, one dwelling unit on second floor, and one dwelling unit on third floor, with two-car detached garage and two outdoor parking stalls in rear yard".
