



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 21, 2013

Date of Hearing: November 21, 2013

Time of Hearing: 9:00

Zone Case 264 of 2013

1703 Lowrie St

Zoning District: LNC

Ward: 24

Council District: 1, Councilperson Darlene Harris

Neighborhood: Troy Hill

Applicant: Gallagher Edward M Jr

Owner: Gallagher Edward M Jr

Use of existing structure as three family dwelling.

Variance: 914.02.A minimum one off-street parking space required and 0 proposed

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 13-OCC-00243, dated 5/23/2013, permitted occupancy "Use of 500 sq. ft. on first floor as retail sales and service(limited) for hair salon with one dwelling unit on first floor and one dwelling unit on second and third floors".

Date of Hearing: November 21, 2013
Time of Hearing: 9:10
Zone Case 280 of 2013

715-717 Grant St

Zoning District: GT-B
Ward: 2
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Central Business District
Applicant: Bill Sittig
Owner: CMJ Grant Street LLC C/O M&J Wilkow LTD

Proposed projecting signs of 164 sq. ft. per side (Drury INN and Suites).

Variance: 919.03.M.8 9 sq. ft. per side permitted and 164 sq. ft. (per side) proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 27940, dated 8/23/1974, permitted occupancy "Office building with storage and distribution of money and a 23 stall plaza parking deck".

Date of Hearing: November 21, 2013
Time of Hearing: 9:30
Zone Case 265 of 2013

5000 Forbes Ave

Zoning District: EMI
Ward: 14
Council District: 8, Councilperson William Peduto
Neighborhood: Squirrel Hill North
Owner: Carnegie Mellon University
Applicant: Carnegie Mellon University

University center addition; not consistent with an approved IMP.

Variance: 905.03.D.5 Compliance with Institutional Master Plan: proposed project is not identified in the approved Institutional Master Plan; north setback 80ft required per IMP and 35ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: November 21, 2013
Time of Hearing: 9:40
Zone Case 266 of 2013

1309 Murdoch Rd

Zoning District: R1D-VL
Ward: 14
Council District: 8, Councilperson William Peduto
Neighborhood: Squirrel Hill North
Applicant: Arunachalam Raghu
Owner: Arunachalam Raghu

20ft x 13.5ft two story addition and 10ft x 12ft deck at rear of single family dwelling.

Variance: 903.03.A.2 minimum 5ft(10ft) interior side setback required and 3ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 50452, dated 1986, permitted occupancy "One family dwelling with a one car integral garage. 2 ½ story addition".

Date of Hearing: November 21, 2013
Time of Hearing: 9:50
Zone Case 267 of 2013

1850 Center Ave

Zoning District: CP
Ward: 3
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Crawford-Roberts
Owner: Centre Heldman Plaza LLC
Applicant: JTB Sign Service

7'3" x 11'8" (84.5 sq. ft.) ground sign with 2'5" x 7'3" LED section for Shop'n Save.

Variance: 919.03.O.3 electronic non-advertising signs are not permitted in CP zoning district

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: November 21, 2013
Time of Hearing: 10:00
Zone Case 268 of 2013

885 Progress St

Zoning District: DR-C
Ward: 23
Council District: 1, Councilperson Darlene Harris
Neighborhood: North Shore
Applicant: Carmody Paul M
Owner: Carmody Paul M

Existing building renovation to be used as multi-unit residential on upper floors (9 units) and commercial space on first floor (to remain).

Special Exception : 914.11.A.1 requested exception to off-street parking schedule (zero parking spaces)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 44280, dated 5/16/1984, permitted occupancy "Three story structure for union offices and meeting hall".

Certificate of Occupancy 200904190, dated 8/2/2010, permitted occupancy "Use of 1st floor of existing three story structure as credit union and offices (Henz/Delmonte)"

Date of Hearing: November 21, 2013
Time of Hearing: 10:10
Zone Case 270 of 2013

200 Tipton St

Zoning District: R1D-M
Ward: 15
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Hazelwood
Applicant: SEK LLC
Owner: SEK LLC

Use of existing 2 ½ story structure as two family dwelling units with existing one car detached garage and one car parking pad at rear.

Variance: 911.04 use of two family dwelling is not permitted in R1D zoning district

Variance: 903.03.C.2 minimum 30ft exterior side setback required and 15ft requested (parking pad)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
