



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

December 12, 2013

<p>Date of Hearing: December 12, 2013 Time of Hearing: 9:00 Zone Case 269 of 2013</p> <p>5608,5610,5612 2nd Ave 101,103,105,107,109,111 Renova St</p> <p>Zoning District: R1A-VH Ward: 15 Council District: 5, Councilperson Corey O'Connor Neighborhood: Hazelwood Applicant: EL COURTLP Owner: EL COURTLP</p> <p>Continued use of existing three story structure as multi-unit residential with 11 dwelling units.</p> <p>Variance: 911.04.A.85 use of multi-unit residential is not permitted in R1A zoning district</p> <p>Variance: 914.02.A 11 parking spaces required and 0 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: December 12, 2013
Time of Hearing: 9:20
Zone Case 283 of 2013

5702 Hampton St

Zoning District: R2-M
Ward: 11
Council District: 7, Councilperson
Neighborhood: Highland Park
Owner: Anglero Shannon M & David
Applicant: Anglero Shannon M & David

19ft x 8.5ft one car parking pad at rear of single family dwelling and 6ft high privacy fence at rear and exterior side of property.

Variance: 903.03.C.2 for the parking pad:
Minimum 5ft rear setback required and 1ft requested
minimum 30ft exterior side setback required and 0ft requested

for the fence:
minimum 30ft exterior side setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A
Notes:

N/A

Date of Hearing: December 12, 2013
Time of Hearing: 9:30
Zone Case 285 of 2013

1 E Carson St (73 E Carson St)

Zoning District: SP-4

Ward: 17

Council District: 3, Councilperson Bruce Kraus

Neighborhood: South Shore

Owner: Forest City Station Square Associates LP

Applicant: Forest City Station Square Associates LP

New surface parking area with additional 316 parking spaces.

Variance: 901.01.I commercial parking is not permitted in SP-4 zoning district

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
ZC # 17 of 2013, 300 sq. ft. expansion of the existing service station was approved.

Notes:

Building permit 13-B-00716, occupancy for "Convenience store and natural gas service station, natural gas compressor accessory to use. 13 on-site parking spaces"

Date of Hearing: December 12, 2013
Time of Hearing: 9:50
Zone Case 281 of 2013

2301 Mission St

Zoning District: H
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Slopes
Owner: Paribus Unum LLC
Applicant: Peter Margittai Architects LLC

Construction of additional story on existing three story structure for use of 19 dwelling units with 28 accessory parking spaces.

Variance: 911.04.A.85 multi-family residential not a permitted use in Hill zoning district

Variance: 905.02.C maximum height 40ft/3 stories permitted; 60ft/4 stories requested

Appearances
For Appellant :

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

N/A

Date of Hearing: December 12, 2013
Time of Hearing: 10:00
Zone Case 279 of 2013

219 Carron St

Zoning District: R1A-H
Ward: 7
Council District: 8, Councilperson William Peduto
Neighborhood: Shadyside
Applicant: Cohen & Grigsby PC/Franklin West
Owner: Aspinwall Properties INC

Erect 3-story multi-unit residential building with 12 dwelling units and 10 parking spaces (7 in basement garage and 3 parking spaces in the rear including one handicapped space and 8 bicycle spaces); and dumpster enclosure with 6ft screening wall in southerly side yard.

Variance: 911.02 multi-unit residential is not permitted in R1A zoning district

Variance: 903.03.D.2 minimum 15ft front setback required and
912.04.C 10ft proposed

minimum 5ft interior side setback required and 0ft proposed for building & 2.5ft for parking; both on northerly side

Variance: 912.04.B minimum 2ft rear setback required for parking adjacent to way and 0ft proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 44695, permitted occupancy "Two family dwelling".

Date of Hearing: December 12, 2013

(continued from October 31,2013)

Time of Hearing: 10:10

Zone Case 191 of 2013

6101 Broad St

Zoning District: UNC

Ward: 11

Council District: 9,Councilperson Rev. Ricky Burgess

Neighborhood: East Liberty

Applicant: Robert Polk

Owner: East Liberty Development Incorporated

Use of 3,000 sq. ft. of building as club (general).

Special Exception: 911.04.A.88 use of club (general) is a Special Exception in UNC zoning district

Variance: 914.02 minimum 4 parking spaces required

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 36 of 2009, the applicant's request to use of 2,500 sq. ft. on first floor as laundry services in existing 1-story structure was approved.

Notes:

Certificate of Occupancy dated 1998, permitted occupancy" Continued use of existing as restaurant and tavern".

Certificate of Occupancy 200900563, dated 2/1/2011, permitted occupancy" Use of 2,500 sq. ft. on 1st floor as laundry services in existing 1-story structure".

Commercial building permit 13-B-01922, use of 2,500 sq. ft. as retail sales and service (limited) in one story structure.

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