



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 19, 2013

<p>Date of Hearing: December 19, 2013 Time of Hearing: 9:00 Zone Case 294 of 2013</p> <p>2600 Railroad St</p> <p>Zoning District: UI Ward: 2 Council District: 7, Councilperson Neighborhood: Strip District Applicant: Oxford Development Co Owner: Hammels Express INC</p> <p>New multi-family residential structure with 299 dwelling units and 186 integral parking spaces; 84 off-site parking spaces to be located at 27th St & Railroad St.</p> <p>Special Exception: 911.02.A.85 multi-unit residential dwellings are a Special Exception in UI zoning district</p> <p>Special Exception: 914.07.G.2(a) off-site parking shall be authorized with the Special Exception; 84 off-site parking spaces at 27th & Railroad St proposed</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 19, 2013

Time of Hearing: 9:10

Zone Case 295 of 2013

920 N Lang Ave

Zoning District: R2-L

Ward: 13

Council District: 9, Councilperson Rev. Ricky Burgess

Neighborhood: Homewood North

Applicant: Parker Terrance

Owner: Parker Terrance

New one story structure to be used as retail sales and services (limited).

Variance: 921.03.C.2 reconstruction of damaged nonconforming use is a Special Exception

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
ZBA # 13 of 2013, applicant's request for use of one story structure as retail sales and services (limited) was Approved.

Notes:

Certificate of Occupancy 28275, dated 12/19/1974, permitted occupancy" Snack bar".

Date of Hearing: December 19, 2013
Time of Hearing: 9:20
Zone Case 287 of 2013

5880 Centre Ave

Zoning District: UNC

Ward: 7

Council District: 8, Councilperson William Peduto

Neighborhood: Shadyside

Owner: Eastside Limited Partnership

Applicant: Eastside Limited Partnership

Two story front addition to existing grocery store and second level parking deck with additional 82 parking spaces.

Variance: 912.04.E maximum 20ft height for accessory parking structure required; 25ft requested

Variance: 904.04.C.2 minimum 20ft rear setback required and 0ft requested(for the addition and deck)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A
Notes:

Certificate of Occupancy 200500939, dated 12/14/2005, permitted occupancy"8ft x 24ft deck ground level rear of existing grocery store".

Date of Hearing: December 19, 2013
Time of Hearing: 9:30
Zone Case 288 of 2013

819 Liberty Ave

Zoning District: GT-C
Ward: 2
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Central Business District
Owner: Bekman Yuriy
Applicant: Bekman Yuriy

Use of 2,000sq. ft. on first floor as pawn shop and continued use as retail sales and services-limited(jewelry store); use of 2,000 sq. ft. of basement area and a portion of first floor as laundry services.

Variance: 911.04.A.97 pawn shop is not a permitted use in GT-C Zoning district

Variance: 911.04.A.67 laundry service uses are not permitted in GT-C zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 11-OCC-00765, permitted occupancy "2,000 sq. ft. on first floor as retail sales and services-limited (jewelry store)".

Date of Hearing: December 19, 2013
Time of Hearing: 9:40
Zone Case 291 of 2013

12 Bedford Sq./1209 E Carson St

Zoning District: LNC

Ward: 17

Council District: 3, Councilperson Bruce Kraus

Neighborhood: South Side Flats

Applicant: MJT Real Estate LLC/John Demauro

Owner: MJT Real Estate LLC/John Demauro

New one story structure at rear of existing restaurant with outdoor seating area; 2,811 sq. ft. restaurant expansion.

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

Variance: 914.02. A additional 22 parking spaces required and 0 requested

Variance: 904.02.A.2 minimum 20ft rear setback required and 15.5ft proposed

maximum FAR 2:1 required and proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 77830, dated 7/26/1995, permitted occupancy " First floor Eastern European Restaurant with two outdoor parking stalls- 100 persons (no holidays, 11:30 a. m. to midnight, trash inside)".

Certificate of Occupancy 200603255, dated 3/21/2007, permitted occupancy "Use of 1st floor for restaurant (general)".

Date of Hearing: December 19, 2013
Time of Hearing: 9:50
Zone Case 289 of 2013

6705 Thomas St

Zoning District: R1D-L
Ward: 14
Council District: 9 ,Councilperson William Peduto
Neighborhood: Point Breeze North
Owner: Romey Kathryn
Applicant: Romey Kathryn

10.5ft x 55ft one story addition to existing three family dwelling and access ramp at Fifth Ave side.

Special Exception: 921.02.A.4 change from a one nonconforming use to another is a Special Exception

Variance: 903.03.B.2 minimum 30ft exterior side setback required and 20ft requested
 minimum 30ft front setback required and 20ft requested
 minimum 30ft rear setback required and 28ft requested

Variance: 925.06.A.15 access ramp cannot project more than 40" into required setback; 22ft on the exterior side and 16ft at front setback requested

Appearances
For Appellant :

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
Certificate of Occupancy 69369, dated 4/28/1995, permitted occupancy"2 – ½ story multiple family dwelling with four dwelling units with three existing outdoor parking stalls in rear and 14'4" x 9'4" one story extension(porch enclosure)".

Date of Hearing: December 19, 2013
Time of Hearing: 10:00
Zone Case 292 of 2013

308 S Highland Ave

Zoning District: RM-H
Ward: 7
Council District: 8, Councilperson William Peduto
Neighborhood: Shadyside
Applicant: RGB Shadyside LLC (prospective owner)
Owner: Kramer Susan B

Use of existing structure as four dwelling units with three car parking area at rear.

Variance: 903.03.D.2 for parking area:
 minimum 25ft exterior side setback
 required and 1ft required
 minimum 10ft interior side setback
 required and 1ft proposed

Variance: 914.02.A minimum 3 parking spaces required
 and 2 proposed (1 ADA space
 provided)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy, dated 12/8/1977, permitted occupancy "Two family dwelling".

Certificate of Occupancy 60969, dated 8/20/1991, permitted occupancy "Three story one family dwelling with 6 ½' high stockade fence along south side property line and 3 ½' high open lattice work fence along rear and north side property line".

Date of Hearing: December 19, 2013
(continued from November 7, 2013)

Time of Hearing: 10:10

Zone Case 216 of 2013

510 Maryland Ave

Zoning District: LNC

Ward: 7

Council District: 8, Councilperson William 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".

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