



**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**

**June 6, 2013**

**Date of Hearing:** June 6, 2013

**Time of Hearing:** 9:00

**Zone Case 115 of 2013**

1548 Denniston St

**Zoning District:** R2-L

**Ward:** 14

**Council District:** 5 ,Councilperson Corey O'Connor

**Neighborhood:** Squirrel Hill North

**Applicant:** Lamy Jay

**Owner:** Lamy Jay

Two new two story single family dwelling units with two car integral garages.

**Variance:** 903.03.B.2      minimum 30ft front setback required and 20ft requested

minimum 30ft rear setback required and 15ft requested

minimum 30ft exterior side setback required and 10ft requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** June 6, 2013  
**Time of Hearing:** 9:10  
**Zone Case** 116 of 2013

2532 Library Rd

**Zoning District:** HC  
**Ward:** 32  
**Council District:** 4, Councilperson Natalia Rudiak  
**Neighborhood:** Overbrook  
**Applicant:** Kaduck Stephen J  
**Owner:** Kaduck Stephen J

Use of lot for vehicle/equipment sale (limited) with 19 on-site parking spaces.

**Variance:** 918.02.B            minimum 25 sq. ft. of landscaping shall be provided for each parking space; landscaping shall include one tree for every 5 parking spaces; none requested

**Variance:** 918.03.B.3            screen shall be designed and installed so that the object being screened is not not more than 20% visible

**Variance:** 918.03.B.1(b)            fences shall be compatible with architectural style and building materials & constructed of appropriate materials; chain link not permitted in HC zoning district

**Variance:** 918.03.A            off-street parking areas shall be screened on all sides; none requested along Transport Street

**Variance:** 912.04.B            minimum 2ft rear setback required and 0ft requested (parking area)

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**  
N/A

**Notes:**

Certificate of Occupancy 87027, dated 7/20/2004, permitted occupancy " Use of existing two-story structure as one dwelling unit 1<sup>st</sup> floor with one dwelling unit 2<sup>nd</sup> floor, with a 3-car detached garage and 2-stall attached carport to rear of 2-story structure with 7500 sq. ft. existing outdoor parking area".

**Date of Hearing:** June 6, 2013  
**Time of Hearing:** 9:20  
**Zone Case 117 of 2013**

926 Greenfield Ave

**Zoning District:** R1D-H  
**Ward:** 15  
**Council District:** 5, Councilperson Corey O'Connor  
**Neighborhood:** Greenfield  
**Owner:** Hassett Patrick F  
**Applicant:** Hassett Patrick F

8ft x 21ft second level front deck and 8ft x 14ft 11 inches with 4ft wide walkway rear deck for 2 ½ story single family dwelling.

**Variance :** 903.03.D.2      minimum 5ft interior side setback required; 1'4" (westerly side) and 2'8" (easterly side) for a front deck and 2'2" for a rear deck requested

**Variance:** 925.06.A.14      open decks above the first floor of the building are not permitted; second level deck proposed

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

Certificate of Occupancy OCC10-08289, permitted occupancy "5' high retaining wall with 3' high chain-link fence and 10.5'x25' one car parking pad with steps to grade at rear of existing 2 ½ story single family dwelling".

**Date of Hearing:** June 6, 2013  
**Time of Hearing:** 9:30  
**Zone Case 118 of 2013**

1104 Liverpool St

**Zoning District:** R1A-H  
**Ward:** 21  
**Council District:** 6, Councilperson R. Daniel Lavelle  
**Neighborhood:** Manchester  
**Owner:** Wiggins Kate D  
**Applicant:** Wiggins Kate D

Use of existing 2 ½ story structure as child care (limited); 4 to 6 children.

**Special Exception:** 911.04.A.12 use of child care (limited) in R1A zoning district is a Special Exception

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**  
N/A

**Notes:**  
N/A

**Date of Hearing:** June 6, 2013  
**Time of Hearing:** 9:40  
**Zone Case 119 of 2013**

626 N Homewood Ave

**Zoning District:** LNC  
**Ward:** 13  
**Council District:** 9, Councilperson Rev. Ricky Burgess  
**Neighborhood:** Homewood South  
**Applicant:** Terry Fluker  
**Owner:** Conwell Robbie L E

Use of existing one story structure as banquet hall.

**Special Exception:** 911.03.B use cannot be classified under Sec. 911.02.A; require review and approval as a Special Exception

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**  
N/A

**Notes:**  
N/A

**Date of Hearing:** June 6, 2013  
**Time of Hearing:** 9:50  
**Zone Case 120 of 2013**

4476 Cassabill Dr

**Zoning District:** R1D-L,P

**Ward:** 31

**Council District:** 5, Councilperson Corey O'Connor

**Neighborhood:** New Homestead

**Applicant:** Skweres Richard & Kellie

**Owner:** Skweres Richard & Kellie

18ft x 34ft pool at rear of single family dwelling.

**Variance:** 903.03.B.2          minimum 30ft exterior side setback  
required and 5ft requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**  
N/A

**Notes:**

Certificate of Occupancy  
200801814, dated 5/12/2009,  
permitted occupancy "New  
construction of 2-story single  
family dwelling".

**Date of Hearing:** June 6, 2013  
(continued from April 25, 2013)

**Time of Hearing:** 10:00

**Zone Case 86 of 2013**

7 Mitchell St

**Zoning District:** R1D-H

**Ward:** 27

**Council District:** 1, Councilperson Darlene Harris

**Neighborhood:** Marshall-Shadeland

**Applicant:** Shelton Alonzo

**Owner:** Shelton Alonzo

Use of first floor as retail sales and services (limited) for therapeutic massages and continued use of second floor as single family dwelling unit.

**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:**

Building permit 12-B-03067, occupancy is for one dwelling unit on 2<sup>nd</sup> floor of existing two story structure with 1<sup>st</sup> floor storefront vacant.

**Date of Hearing:** June 6, 2013  
**Time of Hearing:** 10:10  
**Zone Case 128 of 2013**

120 S Whitfield St

**Zoning District:** UNC  
**Ward:** 8  
**Council District:** 9, Councilperson Rev. Ricky Burgess  
**Neighborhood:** East Liberty  
**Applicant:** East Liberty Development Incorporated  
**Owner:** East Liberty Development Incorporated

Renovation and use of existing structure as hotel (general) with 63 guest rooms and restaurant (general).

**Special Exception:** 911.04.A.34 use of hotel (general) in UNC zoning district is a Special Exception

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

**Variance:** 904.04.C                      60ft maximum height permitted;  
78.9ft existing height and 87ft (with rooftop mechanicals) proposed

**Variance:** 904.04.C                      maximum FAR 4:1 permitted;  
4.7:1 proposed

**Variance:** 914.02                        68 off-street parking spaces required  
and 0 proposed

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**  
ZC 103 of 2011, applicant's request for use of existing 5 story structure as multi-unit residential (40 units) with restaurant (general) on 1<sup>st</sup> floor was approved with condition.

**Notes:**

Certificate of Occupancy 200602860, dated 11/22/2006, permitted occupancy "Use of first, second and third floors as an elementary school K-5 with 250 students".

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