



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

October 31, 2013

Date of Hearing: October 31, 2013

Time of Hearing: 9:00

Zone Case 190 of 2013

310 5th Ave

Zoning District: GT-A

Ward: 2

Council District: 6, Councilperson R. Daniel Lavelle

Neighborhood: Central Business District

Applicant: PNC Bank National Association

Owner: PNC Bank National Association

Installation of one 7.5ft x 38.5ft wall mounted sign and one canopy sign for PNC Bank.

Variance: 919.03.M.7.a a maximum of 80sq. ft. of total face area permitted and 288.75 sq. ft. proposed

no higher than 40ft above grade permitted and 43ft proposed

Variance: 919.03.M.7.e canopy sign shall not project above the the canopy more than 8 inches; 10 inches letters proposed

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: October 31, 2013
Time of Hearing: 9:10
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.

Date of Hearing: October 31, 2013
Time of Hearing: 9:20
Zone Case 192 of 2013

3126 Ellers St

Zoning District: R1A-H
Ward: 4
Council District: 6, Councilperson William R. Daniel Lavelle
Neighborhood: West Oakland
Owner: Singh Rebecca Y
Applicant: Srini Karanam (prospective owner)

New two story two family structure with four parking stalls at front.

Variance : 911.04 use of two family dwelling units are not permitted in R1A zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: October 31, 2013
Time of Hearing: 9:30
Zone Case 193 of 2013

2600 Morange Rd

Zoning District: RM-M
Ward: 28
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: East Carnegie
Owner: Catholic Institute of Pittsburgh
Applicant: Damon Weiss

11,000 sq. ft. three story addition to existing structure to be used as housing for elderly (general).

Special Exception: 911.04.A.35 housing for elderly (general) is a Special Exception in RM zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 56101, dated 9/26/1989, permitted occupancy "Continued use of existing structure as a residence for retired priests with 32 suites and a twenty car detached garage (extension to garage".

Date of Hearing: October 31, 2013
(continued from September 19,2013)
Time of Hearing: 9:40
Zone Case 205 of 2013

2715 Sarah St

Zoning District: R2-VH
Ward: 16
Council District: 3,Councilperson Bruce Kraus
Neighborhood: South Side Flats
Owner: Carlisle Associates LP
Applicant: Carlisle Associates LP

Use of two story structure as an office (limited); real estate office.

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:

ZC # 287 of 2006, applicant's request for use of two story structure as a real estate services office with eight employees 8:00am to 6:00pm Monday through Friday, was approved.

Notes:

Certificate of Occupancy dated 1988, permitted occupancy "Use of two story structure as photograph studio on the first floor with one dwelling unit above and two outdoor parking stalls in rear".

Date of Hearing: October 31, 2013
(continued from September 19,2013)
Time of Hearing: 9:50
Zone Case 187 of 2013

40 S 22 St

Zoning District: R1A-VH
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Owner: Pittsburgh Rugby Association II LLC
Applicant: Pittsburgh Rugby Association II LLC

Existing restaurant expansion; 21ft x 16ft two story addition at rear of existing structure.

Special Exception: 921.02.A.1 expansion of a nonconforming use is a Special Exception

Variance: 921.02.A.1.(a)(i) limit of expansion 15%; 50% requested

Variance: 903.03.E.2 minimum 3ft interior side setback required and 0ft proposed
minimum 5ft exterior side setback required and 0ft proposed
minimum 15ft rear setback required and 0ft proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 69537, dated 6/7/1995, permitted occupancy "Existing two story structure for bar/restaurant with one dwelling unit above and outdoor seating in rear of building and 6'6" high stockade fence. Maximum of 45 occupants inside; 30 outside".

Date of Hearing: October 31, 2013
Time of Hearing: 10:00
Zone Case 196 of 2013

264 Plymouth St

Zoning District: R1D-M
Ward: 19
Council District: 2 ,Councilperson Theresa Kail-Smith
Neighborhood: Duquesne Heights
Applicant: Lucca Karen
Owner: Lucca Karen

Use of structure as two family dwelling with existing two car parking area at rear.

Variance: 911.04 use is not permitted in R1D zoning district

Variance: 903.03.C.2 for parking area:
 minimum 5ft interior side setback
 required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

N/A

Date of Hearing: October 31, 2013
Time of Hearing: 10:10
Zone Case 197 of 2013

133 S 20th St

Zoning District: R1A-VH
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Wright Michael
Owner: Wrigley Mark & Mary Beth

Use of existing two and ½ story structure as two family dwelling.

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:

Certificate of Occupancy 64859, dated 4/27/1993, permitted occupancy "Use of first floor as a dental office with one dwelling unit above to remain".

Certificate of Occupancy dated 2/6/2001, permitted occupancy "Two ½ story structure with dentist office on first and second floor".