



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

January 9, 2014

Date of Hearing: January 9, 2014

Time of Hearing: 9:00

Zone Case 290 of 2013

314 S Dallas Ave

Zoning District: R1D-L

Ward: 14

Council District: 8, Councilperson William Peduto

Neighborhood: Point Breeze

Applicant: Donley David Paul II & Vanessa Hassibi

Owner: Donley David Paul II & Vanessa Hassibi

6ft high open fence for single family dwelling (front & southerly side).

Variance: 925.06.A.2 minimum 30ft front setback required and
903.03.B.2 0ft requested

minimum 5ft interior side setback required
and 0ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: January 9, 2014
Time of Hearing: 9:10
Zone Case 1 of 2014

5454-5456 Pocusset St

Zoning District: R2-L,P

Ward: 14

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Squirrel Hill South

Applicant: Schmidt Bruce R

Owner: Schmidt Bruce R

Lot reconfiguration; continued use of three existing structures as single family dwellings and existing three car integral garage and two car parking pad at rear of single family dwelling; one off-site parking pad located at 5454 Pocusset St(for 5456 Pocusset St).

Variance : 903.03.B.2 minimum 5,000 sq. ft. lot size permitted;
3,750 sq. ft. requested (lot 1); 2863 sq. ft.
requested (lot 2)

minimum 5ft interior side setback required;
and 0ft requested for lot 1(a primary
structure and a deck);

for lot 2: 0ft (easterly side) and 3ft
(westerly side) for a primary structure
requested; 3ft for a deck and 3ft for the
parking pad(both sides) requested

minimum 5ft rear setback required and
1ft requested for parking pad

Special Exception: 914.07.G.2(a) off-site parking is a Special
Exception

Variance: 905.01.C.2 for lot 3:
minimum 30ft front setback required and
10ft requested

Variance: 926.10.129 for lot 3:
at least one frontage upon a street
required

Past Cases and Decisions:

N/A

Notes:

N/A

<p><u>Appearances</u> For Appellant:</p>	
--	--

<p>Objectors:</p>	
-------------------	--

<p>Observers:</p>	
-------------------	--

Date of Hearing: January 9, 2014
Time of Hearing: 9:20
Zone Case 293 of 2013

5801 Elgin St

Zoning District: R1D-M
Ward: 11
Council District: 7, Councilperson
Neighborhood: Highland Park
Owner: Branson Jeremy
Applicant: Branson Jeremy

One HVAC unit for single family dwelling.

Variance: 903.03.C.2 minimum 5ft interior side setback required
and 1.5ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 60094, dated 1980, permitted occupancy "Continued use of existing structure as three family dwelling".

Certificate of Occupancy 201001717, dated 7/1/2010, permitted occupancy "24"x24" condenser at rear of existing two story single family dwelling".

Date of Hearing: January 9, 2014
Time of Hearing: 9:30
Zone Case 2 of 2014

5727 Centre Ave

Zoning District: RM-VH
Ward: 8
Council District: 8, Councilperson William Peduto
Neighborhood: East Liberty
Owner: Capone Raymond A Jr & Martha
Applicant: Sign Stat

31 sq. ft. wall mounted sign for Shadyside Surge- Center (medical offices).

Variance: 919.03.N.2(a) maximum 12 sq. ft. in sign face area permitted and 31sq. ft. requested

Variance: 919.03.N.2(b) one sign for each primary entrance permitted and one additional sign proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 66603, dated 6/25/1994, permitted occupancy "Doctors' offices with eight outdoor parking stalls(including one handicapped stall) and 3 lease stalls at 5745 Center Avenue(new structure)".

Date of Hearing: January 9, 2014
Time of Hearing: 9:40
Zone Case 3 of 2014

1 Virginia Ave

Zoning District: LNC
Ward: 19
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Mount Washington
Applicant: Marks INC
Owner: Disilvester Edward Paul Jr

140 sq. ft. expansion of existing one story service station and convenience store (walk-in-cooler).

Special Exception: 911.02.A.6 use of service station in LNC zoning district is a Special Exception

Variance: 916.02.A.5(b) minimum 15ft street side yard setback required and 8ft requested

Variance: 918.02.C 1 street tree shall be provided and 0 proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 56A of 2013, applicant's request for one 52.85 sq. ft. double-face pole-ground sign with electronic price display and LED display section at Virginia/Southern corner of existing service station was approved with conditions.

Notes:

Certificate of Occupancy 83793, dated 10/02/2002, permitted occupancy "Gasoline station with convenience store and one mechanical bay".

Date of Hearing: January 9, 2014
Time of Hearing: 9:50
Zone Case 4 of 2014

4420 Browns Hill Rd

Zoning District: LNC
Ward: 15
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Greenfield
Applicant: Speedway LLC
Owner: Speedway LLC

Reconstruction of existing service station; 20 on-site parking spaces including one handicap stall.

Special Exception: 911.04.A.65 use of service station is a Special Exception in LNC zoning district

Variance: 914.09.A.1 off-street parking area shall not be located within 10ft of the street right-of way; 0ft proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 27383, dated 2/6/1974, permitted occupancy "One story automobile gasoline service station".

Certificate of Occupancy 87573, dated 11/10/2004, permitted occupancy "Convenience store with gasoline sales drive thru to remain (36ft x 94ft & 38.5ft x 20ft T-shape canopy over pumps and entrance to store) with 22 parking stalls including one handicapped stall".

Date of Hearing: January 9, 2014
Time of Hearing: 10:00
Zone Case 5 of 2014

108-110 S 18th St

Zoning District: R1A-VH
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: S 18th Street Properties LLC
Owner: S 18th Street Properties LLC

Lot reconfiguration; two car garage will be located at 108 S 18th St; continued use of single family dwelling with one car parking pad at rear at 110 S 18th Street.

Variance: 912.01.D accessory uses shall be located on the same lot as the primary structure

Variance: 903.03.E.2 for parking pad:
minimum 5ft exterior side setback required and 1ft requested
minimum 5ft interior side setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Residential building permit 13-B-03498, dated 11/18/13, for 108 S 18th St, occupancy is for: use of existing 3 story structure as single family dwelling.

Date of Hearing: January 9, 2014
(continued from December 12,2013)

Time of Hearing: 10:10

Zone Case 278 of 2013

355 Stratford Ave

Zoning District: R3-M

Ward: 8

Council District: 7, Councilperson

Neighborhood: Friendship

Applicant: VMRN LLC

Owner: VMRN LLC

Front porch enclosure for 2 ½ story multi-family dwelling.

Variance: 903.03.C.2 minimum 30ft front setback required and
9ft proposed

minimum 5ft interior side setback required
and 0ft proposed

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy
46031, dated 2/25/1985,
permitted occupancy"
Multiple family residence with
five dwelling units and two
stall integral garage".
