



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 16, 2014

Date of Hearing: January 16, 2014

Time of Hearing: 9:00

Zone Case 7 of 2014

810 Deely St

Zoning District: R1D-M

Ward: 15

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Greenfield

Applicant: Pishoto Merav & Amihai

Owner: Pishoto Merav & Amihai

Front porch enclosure for single family dwelling.

Variance: 903.03.C.2 minimum 30ft front setback required and
15ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: January 16, 2014
Time of Hearing: 9:10
Zone Case 8 of 2014

4334 Chatworth St (4353 Irvine St)

Zoning District: NDI
Ward: 15
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Hazelwood
Applicant: Crum William Roy
Owner: Crum William Roy & Gloria Jean

Temporary installation (storage) of two modular sections; future use as single family residential units.

Special Exception: 911.03.B requires review and approval by Zoning Board of Adjustment as unlisted use type

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: January 16, 2014
Time of Hearing: 9:20
Zone Case 9 of 2013

2000 Wharton St

Zoning District: CP
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Owner: Berger Howard S
Applicant: Caveman Signs & Graphics LLC

20.25 sq. ft. new projecting business ID sign for Popeye's Louisiana Kitchen.

Variance: 919.03.M.8(d)ii a maximum of 9 sq. ft. per side permitted and 20.25 sq. ft. requested

Variance: 919.03.M.8.(d).iii shall extend not more than 4ft from the front of building and 5ft proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 200701536, dated 10/17/2008, permitted occupancy "Use of 2,350 sq. ft. of existing 1-story structure as restaurant, fast-food (limited)-Popeye's".

Date of Hearing: January 16, 2014
Time of Hearing: 9:30
Zone Case 10 of 2014

443 Atwood St

Zoning District: RM-H
Ward: 4
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Central Oakland
Owner: Sherpa Mingma Wangdi
Applicant: Sherpa Mingma Wangdi

Two car parking pad accessory for single family dwelling (as one lot) located at 439 Atwood St.

Variance: 903.03.D.2 minimum 25ft front setback required and 10ft requested

Variance: 912.04.F accessory structures shall be located at least 3ft from a primary structure; 1ft proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 71746, dated 1996, permitted occupancy "One story convenience store/deli including rental of video tapes. (No sale or display of pornographic materials).

Date of Hearing: January 16, 2014
Time of Hearing: 9:40
Zone Case 11 of 2014

1215 Resaca Pl

Zoning District: R1A-H
Ward: 22
Council District: 1, Councilperson Darlene Harris
Neighborhood: Central Northside
Applicant: Lilly Gary
Owner: Lilly Gary

6ft x 16ft one story addition to existing two story single family dwelling.

Variance: 903.03.D.2 minimum 5ft interior side setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZC # 191 of 2010, applicant's request for 20' x22' detached car-port at rear of property along Day Way was approved.

Notes:

Certificate of Occupancy OCC10-08781, dated 3/15/2011 permitted occupancy "20' x 22' two-car carport at rear of property along Day Way".

Date of Hearing: January 16, 2014
Time of Hearing: 9:50
Zone Case 12 of 2014

1415 N Lang Ave

Zoning District: R2-L

Ward: 13

Council District: 9, Councilperson Rev. Ricky Burgess

Neighborhood: Homewood North

Applicant: Cliffs Bar INC

Owner: Cliffs Bar INC

Use of existing two & three story structure as two dwelling units on upper floors and use of 1,940 sq. ft. of first floor as restaurant (limited).

Variance: 903.03.B.2 minimum lot size per unit 3,000 sq. ft. required and 1,350 sq. ft. requested

Variance: 914.02.A minimum two parking spaces required and 0 proposed

Variance: 911.04.A.56 use of restaurant(limited) is not permitted in R2 zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A

Date of Hearing: January 16, 2014
Time of Hearing: 10:00
Zone Case 13 of 2014

2110 Brighton Rd

Zoning District: UI
Ward: 25
Council District: 6 ,Councilperson R. Daniel Lavelle
Neighborhood: Perry South
Applicant: FO B Realty
Owner: F O B Realty

4.2ft x 8.5ft double –sided LED business ID sign for commercial bakery structure.

Special Exception: 919.03.O.3 electronic non-advertising signs shall be authorized by Special Exception in UI zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions

N/A

Notes:

Certificate of Occupancy 200602533, dated 10/23/2008, permitted occupancy “New 48’x 24.5’, one story extension to existing two story commercial bakery structure”.

Certificate of Occupancy 200903622, dated 10/06/2009, permitted occupancy “One 3.58’ x 15’ wall-flat non-illuminated business identification sign (since 1979- Breadworks-Pittsburgh born and bread) at front of existing 2-story structure”.

Date of Hearing: January 16, 2014
Time of Hearing: 10:10
Zone Case 14 of 2014

509 East End Ave

Zoning District: R2-L

Ward: 14

Council District: 9, Councilperson Rev. Ricky Burgess

Neighborhood: Point Breeze

Applicant: Posel Joyce M & Rocco Patricia A

Owner: Possel Joyce M & Rocco Patricia A

Use of existing 2 ½ story structure as two family dwelling with one car parking pad at rear.

Variance: 903.03.B.2 minimum lot size per unit 3,000 sq. ft. permitted and 1,625 sq. ft. requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

N/A
