



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 23, 2014

Date of Hearing: January 23, 2014

(continued from January 9,2014)

Time of Hearing: 9:00

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

Past Cases and Decisions:

N/A

Notes:

N/A

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

Appearances
For Appellant:

Objectors:

Observers:

Date of Hearing: January 23, 2014
Time of Hearing: 9:10
Zone Case 15 of 2014

402 Atwood St

Zoning District: RM-H

Ward: 4

Council District: 3, Councilperson Bruce Kraus

Neighborhood: Central Oakland

Applicant: Atwood Bates LLC

Owner: Atwood Bates LLC

Use of building as multiple family dwelling with six dwelling units and existing five car parking area and one parking space as an accessory use located in adjacent structure integral garage at 3624 Bates Street.

Special Exception: 914.07.G.2(a) off-site parking shall be authorized
In accordance with the Special Exception

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 64576, dated 3/3/1992, permitted occupancy "Multiple family dwelling with five dwelling units and five car outdoor parking area. (3 ½ 'high open picket fence)."

Certificate of Occupancy 60657, dated 1/27/1991, location 3624 Bates St, permitted occupancy "Single family residence with two stall basement".

Date of Hearing: January 23, 2014
Time of Hearing: 9:20
Zone Case 16 of 2014

1532 Marquis Way /1533 Brighton Pl

Zoning District: R1A-M
Ward: 25
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: California-Kirkbride
Owner: Oshita Kristy
Applicant: Oshita Kristy

Lot reconfiguration; single family dwelling unit on 1532 Marquis Way and multiple family with three dwelling units on 1533 Brighton Place.

Variance: 903.03.C.2 minimum lot size 3,200 sq. ft. required and 1,748.34sq. ft. (lot1) & 1,504.39 sq. ft (lot2) requested

minimum lot size per unit 1,800 sq. ft. required and 582 sq. ft. for lot1 requested

Variance: 903.03.C.2 minimum 30ft rear setback required and 24.7ft(for lot 2) and 25ft(for lot 1) requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 43711, dated 1/24/1984, permitted occupancy "One family dwelling" (location 1532 Marquis Way).

Certificate of Occupancy 42924, dated 9/12/1983, permitted occupancy "Automobile repair business with incidental storage (no body and fender", location 1533 Brighton Rd.

Certificate of Occupancy 44726, dated 7/24/1984, location 1533 Brighton Pl & 1532 Marquis Way, permitted occupancy "1533 Brighton Place-Three story multiple family dwelling with three dwelling units; #1532 Marquis way-Two story one family dwelling".

Date of Hearing: January 23, 2014
Time of Hearing: 9:30
Zone Case 17 of 2014

2201(2203) Murray Ave

Zoning District: LNC

Ward: 14

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Squirrel Hill South

Owner: Danick INC

Applicant: Danick INC

Use of 950 sq. ft. of second floor and continued use of first floor as restaurant (general); use of 1,490 sq. ft. of second floor as community center (limited); continued use of 280 sq. ft. of second floor as offices

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

Variance: 914.02.A

8 off-street parking spaces required (6 for the restaurant, 2 for the community center) required and 0 spaces proposed

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 32757, dated 9/26/1977, permitted occupancy "Restaurant and Delicatessen".

Certificate of Occupancy 61060, dated 8/26/1991, permitted occupancy "Continued use of first floor as a restaurant and delicatessen. Use of second floor as offices".

Date of Hearing: January 23, 2014
(continued from December 19, 2013)

Time of Hearing: 9:50

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

2,478 sq. ft. one story addition at rear of existing restaurant with outdoor seating area and 6 proposed bicycle parking spaces; existing restaurant expansion.

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

Variance: 914.02. A additional 14 parking spaces required and 0 requested

Variance: 904.02.A.2 minimum 20ft rear setback required and 0ft proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and 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: January 23, 2014
(continued from December 5,2013)
Time of Hearing: 10:00
Zone Case 275 of 2013

Josephine St (parcel 12-P-71)

Zoning District: H
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Slopes
Applicant: Oxbridge Development Corporation
Owner: Oxbridge Development Corporation

Use of lot for multi-family dwelling units; seven new three story buildings with integral garages (additional 21 units).

Variance : 911.02 multi-family residential not a permitted use in H zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: January 23, 2014
Time of Hearing: 10:10
Zone Case 20 of 2014

7025-7033 Heritage St

Zoning District: R2-L

Ward: 13

Council District: 9, Councilperson Rev. Ricky Burgess

Neighborhood: Homewood North

Applicant: Green Eric C & Nadia L

Owner: Green Eric C & Nadia L

Lot reconfiguration; construct a new two story two family dwelling; continued use of existing 1 ½ story single family dwelling with existing one car parking pad.

Variance: 903.03.B.2 minimum 5,000 sq. ft. lot size required and 3,746sq. ft. (lot 2) proposed

minimum 3,000sq. ft. per unit required and 1,873sq. ft. proposed (lot2)

Variance: 914.02.A minimum 2 parking spaces required and 0 proposed (lot2)

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 200800653, dated 3/7/2008, permitted occupancy "Use of one 24"x24" heat pump unit at rear of existing 1 ½ story single family dwelling".

