



**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 30, 2014**

**Date of Hearing:** January 30, 2014

**Time of Hearing:** 9:00

**Zone Case 21 of 2014**

109 Orchard Pl

**Zoning District:** R1D-H

**Ward:** 30

**Council District:** 3, Councilperson Bruce Kraus

**Neighborhood:** Knoxville

**Applicant:** Blue Dog Enterprises Inc

**Owner:** Blue Dog Enterprises Inc

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

**Variance:** 911.04.A use of two family dwelling is not permitted in R1D zoning district

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

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** January 30, 2014  
**Time of Hearing:** 9:10  
**Zone Case 22 of 2014**

733 Clarissa St

**Zoning District:** R2-L  
**Ward:** 5  
**Council District:** 6 ,Councilperson R. Daniel Lavelle  
**Neighborhood:** Upper Hill  
**Applicant:** Walls James Leroy  
**Owner:** Walls James Leroy

15ft x 9ft front addition (porch enclosure) for single family dwelling.

**Variance:** 903.03.B.2      minimum 30ft front setback required and 22ft requested

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:** January 30, 2014  
**Time of Hearing:** 9:20  
**Zone Case 23 of 2014**

5400 Hobart St

**Zoning District:** R2-L

**Ward:** 14

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

**Neighborhood:** Squirrel Hill South

**Owner:** Marlan Stanton & Janet D

**Applicant:** Marlan Stanton & Janet D

Use of 2 ½ story single family structure for home occupation for counseling office; up to 8-10 clients per day.

**Variance:** 912.05.B.3 a home occupation shall not generate more than 6 one-way vehicle trips (trip-ends) per 24 hour day (3 clients per day); 8 to 10 clients requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

Certificate of Occupancy 81818, dated 8/10/2001, permitted occupancy "2 ½ story, one-family dwelling with existing inground swimming pool with 25'x29' deck in rear at 1<sup>st</sup> floor level with home occupation for counseling office, and to have no more than 3 clients per day".

**Date of Hearing:** January 30, 2014  
**Time of Hearing:** 9:30  
**Zone Case 24 of 2014**

1405 E Carson St

**Zoning District:** LNC

**Ward:** 17

**Council District:** 3, Councilperson Bruce Kraus

**Neighborhood:** South Side Flats

**Owner:** Pilossoph William

**Applicant:** Pilossoph William

Use of second floor as single family dwelling; continued use of first floor as retail clothing store.

**Variance:** 914.02.A                      minimum one parking space required  
and 0 proposed

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Occupancy  
42871, dated 9/8/1983,  
permitted occupancy "Retail  
clothing store first floor;  
second floor meeting room".

<p><b>Date of Hearing:</b> January 30, 2014  <b>Time of Hearing:</b> 9:40  <b>Zone Case 25 of 2014</b></p> <p>Meadow St/Lenora St/Carver St/Ashley St</p> <p><b>Zoning District:</b> R2-H, LNC  <b>Ward:</b> 12  <b>Council District:</b> 9, Councilperson Rev. Ricky Burgess  <b>Neighborhood:</b> Larimer  <b>Applicant:</b> KBK Enterprises  <b>Owner:</b> URA of Pittsburgh</p> <p>Construct 22 new two story structures for use as one, two and multiple family dwelling units (total 40 units) with on-site parking spaces.</p> <p><b>Variance:</b> 903.03.D.2      minimum 15ft front setback required and 11ft requested (lots 10&amp;11)</p> <p>   minimum 15ft exterior side setback required and 12ft (lot 12A); 3ft(lots 4 &amp;9); 1ft(lot 10)requested</p> <p>   For parking areas:     minimum 5ft interior side setback required and 0ft for lots 12A, 12B, 13A,13B,9, 1A,1B,2 ; 3.7ft for lot 3 requested</p> <p><u>Appearances</u>  For Appellant:</p> <p>Objectors:</p> <p>Observers:</p>	<p><b>Past Cases and Decisions:</b></p> <p>N/A</p> <p><b>Notes:</b></p> <p>N/A</p>
--	--

**Date of Hearing:** January 30, 2014  
**Time of Hearing:** 10:00  
**Zone Case 26 of 2014**

402 Winterburn Ave

**Zoning District:** R1D-M

**Ward:** 15

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

**Neighborhood:** Hazelwood

**Applicant:** OZ Real Estate Investment Services LLC

**Owner:** OZ Real Estate Investment Services LLC

Use of existing 2 ½ story structure as 5 dwelling units with proposed two car parking pad at rear and continued use of existing integral garage.

**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:**

ZBA 761 of 1983, appeal denied for 5 dwelling units/appeal granted for 4 dwelling units. Appellant is ordered to eliminate the fifth dwelling unit in the basement garage within 30 days of date of mailing of this decision.

**Notes:**

Certificate of Occupancy 44072, dated 4/15/1984, permitted occupancy "Multiple family dwelling with four dwelling units and a five car integral garage".

**Date of Hearing:** January 30, 2014  
**Time of Hearing:** 10:10  
**Zone Case 27 of 2014**

1014 Fifth Ave

**Zoning District:** UNC  
**Ward:** 1  
**Council District:** 8, Councilperson  
**Neighborhood:** Bluff  
**Applicant:** Sign Innovation ETAL  
**Owner:** Blue Line Capital LP

4ft 5inch x 9.25ft one new business ID wall mounted sign for the restaurant "Uptown".

**Variance:** 919.03.M.5 shall not be mounted no higher than 20ft;  
51ft 10inches proposed

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

ZBA 139 of 2012, applicant's request for existing building renovation for use as a multi-unit residential (10 units total) and restaurant (general) on the 1<sup>st</sup> and a portion of the 4<sup>th</sup> floors was approved.

**Notes:**

N/A

---
