



**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**

**February 6, 2014**

**Date of Hearing:** February 6, 2014

(continued from December 5, 2013)

**Time of Hearing:** 9:00

**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 & 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:** February 6, 2014  
**Time of Hearing:** 9:10  
**Zone Case 28 of 2014**

Penn Ave (parcel 49-P-32)

**Zoning District:** LNC

**Ward:** 6

**Council District:** 7, Councilperson Deborah Gross

**Neighborhood:** Lower Lawrenceville

**Applicant:** Korry Pitts (prospective owner)

**Owner:** Secola Richard & Secola Michael

Use of existing one story structure as vehicle /equipment sales(limited); 14 outdoor off-street parking spaces and 6 parking spaces located in the integral garage

**Special Exception:** 911.04.A.75 use of vehicle/equipment sales (limited) in LNC zoning district is a Special Exception

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** February 6, 2014  
**Time of Hearing:** 9:20  
**Zone Case 29 of 2014**

910 Freeport Rd

**Zoning District:** CP  
**Ward:** 12  
**Council District:** 9, Councilperson Rev. Ricky Burgess  
**Neighborhood:** Lincoln-Lemington-Belmar  
**Owner:** Water Works II  
**Applicant:** Pittsburgh Sign & Lighting LLC

Seven new business ID wall mounted signs with additional 263sq.ft. in sign face area at front of the existing one story structure (grocery store "Giant Eagle").

**Variance:** 919.03.M.5 (a)      maximum 80sq.ft. of sign face area permitted and additional 263sq.ft. requested

shall not be mounted higher than 20ft above grade; 22.5ft for sign A requested

maximum letter height 4ft permitted; 5'4" for sign A requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

Certificate of Occupancy 78863, dated 3/1/2000, permitted occupancy "One story front extension 17' x84"; rear extension one story 3,440sq.ft. to existing Giant Eagle Supermarket".



**Date of Hearing:** February 6, 2014  
**Time of Hearing:** 9:40  
**Zone Case 33 of 2014**

5639 Pocusset St

**Zoning District:** R2-L

**Ward:** 14

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

**Neighborhood:** Squirrel Hill

**Applicant:** Carna Anthony J

**Owner:** Carna Anthony J

8.5ft x 19ft one car parking pad at front of single family dwelling.

**Variance:** 903.03.B.2      minimum 30ft front setback required and  
12ft requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy 12-M-00563, dated 5/22/2013, permitted occupancy "Two 3ft x 2ft a/c units at northeasterly rear corner of two and one half story single family dwelling".

**Date of Hearing:** February 6, 2014  
**Time of Hearing:** 9:50  
**Zone Case 34 of 2014**

1875 Noblestown Rd

**Zoning District:** RID-L

**Ward:** 28

**Council District:** 2, Councilperson Theresa Kail-Smith

**Neighborhood:** Westwood

**Applicant:** Joseph Jameson

**Owner:** Brittain Williams S

Use of one story (700 sq. ft.) structure as retail sales and services (limited); barbershop.

**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 # 347 of 2003, the applicant's request to change the occupancy of an existing one-story structure from an auto parts store to an embroidery shop and to erect a 56'x56' one-story L-shaped extension to the side and rear of the existing structure was granted with conditions".

**Notes:**

Certificate of Occupancy 13129, dated 4/7/1959, permitted occupancy "Wholesale Auto parts".

**Date of Hearing:** February 6, 2014  
(continued from January 9,2014)  
**Time of Hearing:** 10:00  
**Zone Case 2 of 2014**

5727 Centre Ave

**Zoning District:** RM-VH  
**Ward:** 8  
**Council District:** 8,Councilperson  
**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:** February 6, 2014  
**Time of Hearing:** 10:10  
**Zone Case 36 of 2014**

Roycrest Pl (parcel 126-H-161)

**Zoning District:** R1D-VL  
**Ward:** 14  
**Council District:** 9, Councilperson Rev. Ricky Burgess  
**Neighborhood:** Point Breeze  
**Applicant:** Ashley Hampton  
**Owner:** Ashley Hampton

New 2 ½ story single family detached structure with integral garage.

**Variance:** 903.03.A.2      minimum 30ft rear setback required and  
15ft requested

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A
