



**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 13, 2014**

**Date of Hearing:** February 13, 2014

**Time of Hearing:** 9:00

**Zone Case 32 of 2014**

600 Mifflin Rd

**Zoning District:** R2-L/P

**Ward:** 31

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

**Neighborhood:** Hays

**Applicant:** Dagostino Robert P & Cindy A

**Owner:** Dagostino Robert P & Cindy A

Use of 19 parking spaces as accessory to existing three story structure.

**Special Exception:** 921.02.A.1 expansion of a nonconforming use is a Special Exception

**Variance:** 921.02.A.1(a).1 limit of enlargement 15%

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

Certificate of Occupancy 92308, dated 4/21/2008, permitted occupancy "9,687 sq. ft. of second floor for office use (Dagostino electronics) with 24 parking stalls and 3'6" solid wall around parking area".

**Date of Hearing:** February 13, 2014  
**Time of Hearing:** 9:10  
**Zone Case 35 of 2014**

408 Lloyd St

**Zoning District:** R1D-L  
**Ward:** 14  
**Council District:** 9, Councilperson Rev. Ricky Burgess  
**Neighborhood:** Point Breeze  
**Applicant:** Hankin Stephen & Janice M Kelly  
**Owner:** Hankin Stephen & Janice M Kelly

700 sq. ft. second story addition to the existing one story structure (art studio).

**Special Exception :** 921.02.A.1 expansion of a nonconforming use shall be authorized as a Special Exception

**Variance:** 921.02.A.1(a).1 limit of enlargement 15%; 100% requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy 68220, dated 10/25/1994, permitted occupancy "One story structure for art studio including sale of paintings, and art classes".

**Date of Hearing:** February 13, 2014  
**Time of Hearing:** 9:20  
**Zone Case 37 of 2014**

3415-3417 Butler St

**Zoning District:** LNC  
**Ward:** 6  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Lower Lawrenceville  
**Owner:** Kemp John & Janice  
**Applicant:** Square View Apartments LP

New four story multi-unit residential structure (12 units total) and 4,304 sq. ft. of the first floor to remain vacant for commercial use; integral parking spaces.

**Variance:** 904.02.A.2      maximum height 45ft(3 stories)permitted and 49ft 8inch (4 stories) requested

**Variance:** 914.10.A      1 off-street loading space required and 0 requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** February 13, 2014  
**Time of Hearing:** 9:30  
**Zone Case 38 of 2014**

308 7<sup>th</sup> Ave

**Zoning District:** GT-A  
**Ward:** 2  
**Council District:** 6, Councilperson R. Daniel Lavelle  
**Neighborhood:** Central Business District  
**Owner:** HEFREN-TILLOTSON INC  
**Applicant:** Fast Signs-Banksville

79sq. ft. new wall mounted sign for HT (HEFREN-TILLOTSON INC).

**Variance:** 919.03.M.7.(a) i shall be mounted no higher than 40ft above grade and 46.8ft requested

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A

**Date of Hearing:** February 13, 2014  
**Time of Hearing:** 9:40  
**Zone Case 43 of 2014**

7050 Hamilton Ave

**Zoning District:** RM-M  
**Ward:** 13  
**Council District:** 9, Councilperson Rev. Ricky Burgess  
**Neighborhood:** Homewood South  
**Applicant:** City of Pittsburgh  
**Owner:** City of Pittsburgh

Use of 50 parking spaces accessory to existing swimming pool and Homewood library located at 7101 Hamilton Ave.

**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 86933, dated 1/28/2003, location 7101 Hamilton Avenue, permitted occupancy "Two-story library".

**Date of Hearing:** February 13, 2014  
**Time of Hearing:** 9:50  
**Zone Case 39 of 2014**

210 Ophelia St

**Zoning District:** R1A-VH  
**Ward:** 4  
**Council District:** 6, Councilperson R. Daniel Lavelle  
**Neighborhood:** South Oakland  
**Applicant:** Evan Manager Three INC  
**Owner:** Evan Manager Three INC

New two story two family residential structure with two car parking pad at front; one to six foot high retaining wall on easterly side.

**Variance:** 911.04.A      use of two family dwelling is not permitted  
In R1A zoning district

**Variance:** 903.03.e.2      for parking area:  
minimum 5ft interior side (easterly side)  
required and 3ft requested

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A

**Date of Hearing:** February 13, 2014  
**Time of Hearing:** 10:00  
**Zone Case 40 of 2014**

2600 E Carson St

**Zoning District:** LNC  
**Ward:** 16  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Side Flats  
**Applicant:** Bartram House Bakery  
**Owner:** 2600 Southside SARAH Associates LP

Use of 3,500 sq. ft. of the first floor of the existing 7 story building as restaurant (general).

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

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

ZC # 18 of 2011, applicant's request for use of 7 story structure as 87 dwelling units with 88 integral parking spaces was approved with conditions.

**Notes:**

N/A

**Date of Hearing:** February 13, 2014  
**Time of Hearing:** 10:10  
**Zone Case 44 of 2014**

921 N St Clair St

**Zoning District:** R1D-L  
**Ward:** 11  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Highland Park  
**Applicant:** Sciarretti Michael  
**Owner:** Sciarretti Michael

New 23ft x 29ft two story detached garage at rear of two family dwelling.

**Variance:** 903.03.B.2      minimum 5ft interior side setback required and 2ft requested

**Variance:** 912.04.E      maximum height 15ft(one story) permitted and 23ft(2stories) proposed

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Occupancy 66345, dated 12/15/1993, permitted occupancy "Three story two family dwelling with one outdoor parking stall".

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