



Division of Development Administration and Review

City of Pittsburgh, Department of City Planning

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

200 Ross Street, Third Floor, 2014

Pittsburgh, Pennsylvania 15219

Date of Hearing: February 20, 2014
Time of Hearing: 9:00
Zone Case 30 of 2014

5416,5422,5424 Penn Ave

Zoning District: LNC
Ward: 8
Council District: 9 ,Councilperson Rev. Ricky Burgess
Neighborhood: Bloomfield
Applicant: Moss Architects
Owner: Pittsburgh Housing Development Corporation

New three story single family and two family residential structures (total 8 dwelling units) with integral parking spaces.

Variance: 904.02.C.2 minimum 20ft rear setback required and 0ft (units A,E,F,G) and 8ft (units B,C,D) requested

Variance : 926(129) lots require frontage on at least one street; no street frontage requested for units B,C,D,E,G

Variance: 916.02.A.5(a) minimum 30ft front setback required and 10ft (unit G) and 13.5ft (unit E) requested

Variance: 916.02.A.5(b) minimum 15ft exterior side setback required and 1ft (unit E)requested ; and 3ft (for deck on unit G) requested

Variance: 912.04.B minimum 5ft rear setback required and 0ft (decks on units F,G) requested

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 30470, dated 6/29/1976, location 5424 Penn Ave, permitted occupancy "Second hand goods store on first floor and one dwelling unit above and two car detached garage".

Certificate of Occupancy 39645, dated 2/4/1982, dated 2/4/1982, location 5424 Penn Ave, permitted occupancy "Take-out restaurant and two car detached garage".

Certificate of Occupancy 43863, dated 2/17/1984, location 5422 Penn Ave, permitted occupancy "Multiple family dwelling with four units and three outdoor parking stalls".

Appearances
For Appellant:

Objectors:

Observers:

Date of Hearing: February 20, 2014

<p>Time of Hearing: 9:10 Zone Case 41 of 2014</p> <p>416 Semple St</p> <p>Zoning District: LNC Ward: 4 Council District: 3, Councilperson Bruce Kraus Neighborhood: Central Oakland Applicant: Aboud Najib & Nasra Owner: Aboud Najib & Nasra</p> <p>Continued use of upper floors of the existing structure as two family dwelling units with one off-site parking space to be located at 413 Semple St; continued use of a restaurant (limited) on the first floor.</p> <p>Special Exception : 914.07.G.2(a) off-site parking is a Special Exception; one parking space to be located at 413 Semple St</p> <p><u>Appearances</u> For Appellant:</p> <p>Objectors:</p> <p>Observers:</p>	<p>Past Cases and Decisions:</p> <p>N/A</p> <p>Notes:</p> <p>Certificate of Occupancy 88869, dated 9/1/2005, permitted occupancy "Restaurant (limited) on ground floor (occupancy less than 50 persons)".</p>
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Date of Hearing: February 20, 2014
Time of Hearing: 9:20
Zone Case 42 of 2014

2126 E Carson St

Zoning District: LNC
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Owner: Aboud Najib K & Nasra K
Applicant: Aboud Najib K & Nasra K

Continue use of upper floors as two dwelling units and continued use of the first floor as a restaurant (limited) with liquor license (Baba D'S) of the existing structure.

Variance: 914.02.A two off-street parking spaces required and 0 requested

Appearances
For Appellant:

Objectors:

Observers:

Date of Hearing: February 20, 2014

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 200800577, dated 12/22/2008, permitted occupancy "Use of 2348 sq. ft. of the first floor as restaurant (limited) without liquor license (Baba D'S) of the existing 3-story structure".

Certificate of Occupancy 200904726, dated 1/28/2010, permitted occupancy "Use of 2348 sq. ft. of the first floor as restaurant (limited) with liquor license (Baba D'S) of the existing 3-story structure".

Past Cases and Decisions:

Time of Hearing: 9:40
Zone Case 45 of 2014

539 Boggs Ave

Zoning District: R1D-H

Ward: 19

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: Mount Washington

Applicant: John Bazari

Owner: John Bazari

Renovation of two existing attached two story structures to be used as multi-unit residential (21 units total) with 33 outdoor parking spaces.

Variance: 911.02.A.85 multi-unit residential structure is not permitted in R1D zoning district

Appearances

For Appellant:

Objectors:

Observers:

Date of Hearing: February 20, 2014

ZC # 286 of 1962, Special Exception granted: erection of a 2-story rectory structure with a 3-car integral garage in the basement at the southwest corner of Church property.

Notes:

Certificate of Occupancy 17867, dated 6/23/1964, permitted occupancy "Rectory".

Past Cases and Decisions:
N/A

Time of Hearing: 9:50
Zone Case 46 of 2014

3944 Liberty Ave

Zoning District: R1A-H

Ward: 6

Council District: 7, Councilperson Deborah Gross

Neighborhood: Lower Lawrenceville

Applicant: Cosnotti Gregory & Rose

Owner: Cosnotti Gregory and Rose

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

Variance: 911.02 use of two family dwelling is not permitted in R1A zoning district

Appearances

For Appellant:

Objectors:

Observers:

Notes:

N/A

Past Cases and Decisions:

Date of Hearing: February 20, 2014
Time of Hearing: 10:00
Zone Case 47 of 2014

3913 Liberty Ave

Zoning District: R1A-H
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lower Lawrenceville
Applicant: Darrel Myrick
Owner: Liberto Bruno J

Use of existing one story structure as car wash with existing parking area at rear.

Special Exception: 921.02.A.4 change from a one nonconforming use to another is a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

N/A

Notes:

Certificate of Occupancy 41884, dated 4/5/1983, permitted occupancy "One story garage used for storage of construction equipment".

Certificate of Occupancy 62206, dated 2/19/1992, permitted occupancy "One story structure for sign painting shop".

Certificate of Occupancy 66384, dated 12/21/1993, permitted occupancy "One story structure for sign painting shop with incidental office with parking area in rear and 6' high stockade fence".

Past Cases and Decisions:

<p>Date of Hearing: February 20, 2014 Time of Hearing: 10:10 Zone Case 48 of 2014</p> <p>717 Liberty Ave</p> <p>Zoning District: GT-C Ward: 2 Council District: 6, Councilperson R. Daniel Lavelle Neighborhood: Central Business District Applicant: STRADA Architecture LLC Owner: PMC 717 Liberty Avenue Associates LP</p> <p>300 sq. ft. and 600 sq. ft. temporary real estate wall mounted signs (business ID signs).</p> <p>Variance: 919.03.F.2 shall not exceed 12sq.ft. in sign face area (alternatively 919.03.M.7) (80 sq. ft.); 300 & 600 sq. ft. requested</p> <p style="padding-left: 150px;">(shall be mounted not higher than 40ft above grade); 68ft (sign 2) requested</p> <p><u>Appearances</u> For Appellant:</p> <p>Objectors:</p> <p>Observers:</p> <p>Date of Hearing: February 20, 2014</p>	<p>ZBA 182 of 2013, applicant's request for use of existing building as multi-unit residential on upper floors with 228 dwelling units total was approved .</p> <p>Notes: N/A</p> <p>Past Cases and Decisions:</p>
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(continued from January 23,2014)

Time of Hearing: 10:20

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

Variance: 905.02.C maximum area of disturbance 50% permitted and 100% requested

Appearances

For Appellant:

Objectors:

Observers:

N/A

Notes:

N/A

