



Division of Development Administration and Review

City of Pittsburgh, Department of City Planning

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

200 Ross Street, Third Floor, Pittsburgh, Pennsylvania 15219

Date of Hearing: February 27, 2014

(continued from January 23, 2014)

Time of Hearing: 9:00

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".

<p>Date of Hearing: February 27, 2014 Time of Hearing: 9:10 Zone Case 49 of 2014</p> <p>352 Atwood St</p> <p>Zoning District: OPR-A Ward: 4 Council District: 3, Councilperson Bruce Kraus Neighborhood: Central Oakland Applicant: Dunn & Associates INC Owner: Khalil-Alizray Zelfa H</p> <p>Construct a new multi-unit residential building with seven units.</p> <p>Special Exception : 908.03.d.1(b)&(e) multi-unit residential is a Special Exception in OPR-A zoning district</p> <p>Variance:914.02.A seven off-street parking spaces required and 1 off-street ADA space proposed with bike rack</p> <p>Variance: 908.03.D.1(c) maximum lot coverage 80% permitted; 85% proposed</p> <p><u>Appearances</u> For Appellant:</p> <p>Objectors:</p> <p>Observers:</p>	<p>Past Cases and Decisions:</p> <p>ZBA 212 of 2013, applicant's request to construct a 3 story commercial building with retail sales and services/ restaurant (limited) on ground floor and office on floors 2 through 3 with 2 parking spaces accessory to building was approved.</p> <p>Notes:</p> <p>Certificate of Occupancy 74097, dated 6/20/1997, permitted occupancy" Record store on first floor with one dwelling unit above and two outdoor parking stalls in rear".</p> <p>Certificate of Occupancy 79997, dated 9/20/2000, permitted occupancy "890 sq. ft. of first floor for retail sale of natural goods, Monday-Saturday 9:00am until 8:00pm and Sunday 10:00am until 4:00pm".</p>
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Date of Hearing: February 27, 2014
Time of Hearing: 9:20
Zone Case 50 of 2014

1910 Broadway Ave

Zoning District: R1D-H
Ward: 19
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Beechview
Owner: City of Pittsburgh
Applicant: Edge Studio

Two story (11.27'x50.98' & 66.25'x19.27') front and interior side additions to existing two story library building.

Special Exception: 921.02.A.1(a) expansion of a nonconforming use should be authorized by a Special Exception

Variance: 921.02.A.1(a)(1) limit of enlargement 15%;
59% requested

Variance: 914.02.A 4 additional parking spaces required
and 0 spaces proposed

Variance: 914.06.A one ADA space required and
0 requested

Appearances

For Appellant:

Objectors:

Observers:

Date of Hearing: February 27, 2014

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 20348, dated 5/21/1968, permitted occupancy "Public library".

Time of Hearing: 9:30
Zone Case 51 of 2014

216 38th St

Zoning District: R1A-H

Ward: 6

Council District: 7, Councilperson Deborah Gross

Neighborhood: Lower Lawrenceville

Owner: Burnell Derek E & Jessica Z

Applicant: Desmone Associates

New two story two family detached structure with a rooftop deck and a stair enclose and with 5ft x 15ft 7inch front porch and 5ft x 12ft rear deck; 3-car parking area at rear with a carport.

Variance: 911.04 two family dwelling is not permitted in R1A zoning district

Variance: 903.03.D.2 for a porch:
minimum 15ft front setback required and 10ft requested

for a parking area:
minimum 2ft rear setback required and 0ft requested
minimum 5ft interior side setback required and 3ft (on both sides) requested

for a deck:
minimum 5ft interior side setback required and 3ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
ZBA 112 of 2011, applicant's request to use of restaurant (general) with liquor license and live entertainment; also use of an off-site dumpster at 216 38th St was approved with conditions.

Based on Opinion and Order of the Court of Common Pleas dated 6/15/2012 reversing the ZBA decision; any permits related to this application were revoked on 8/8/12.

Notes:

N/A

Date of Hearing: February 27, 2014
Time of Hearing: 9:40
Zone Case 52 of 2014

345 Republic St

Zoning District: R1D-M

Ward: 19

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: Duquesne Heights

Applicant: Hopkins Tamara

Owner: Hopkins Tamara

Use of two story structure as animal care (limited); dog boarding.

Variance: 911.04.A.4 use of animal care (limited) is not permitted in R1D zoning district

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: February 27, 2014
Time of Hearing: 9:50
Zone Case 53 of 2014

3322 Oregon St

Zoning District: R1D-H
Ward: 20
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Esplen
Applicant: Beall Thomas P & Frances
Owner: Beall Thomas p & Frances

Use of first floor (about 1,174 sq. ft.) as retail sales and services (limited); continued use of second floor as two dwelling units.

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, dated 2/17/1926, applicant's request to permit the erection of a two story building, the first floor to be used for stores and the second floor as a two family dwelling, the said building to be provided with a side yard 2'3" in width along the entire westerly side of said structure, with a court 6'2" in width and 3'4" in depth opening off the side yard, to provide light and air for the bath rooms, was granted.

Notes:

N/A

<p>Date of Hearing: February 27, 2014 Time of Hearing: 10:00 Zone Case 54 of 2014</p> <p>4926 Dearborn Ave</p> <p>Zoning District: R1D-H Ward: 10 Council District: 9, Councilperson Rev. Ricky Burgess Neighborhood: Garfield Applicant: Williams Kamar Owner: Williams Kamar</p> <p>Use of existing two story structure as a community home.</p> <p>Special Exception 911.04.A.84 use of a community home in R1D zoning district is a Special Exception</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 76186, dated 1998, permitted occupancy "Family day care for 6 children ages 2 years to 6 Mon thru Fri, 6a.m. to 6p.m. accessory to existing one family dwelling".</p>
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Date of Hearing: February 27, 2014
Time of Hearing: 10:10
Zone Case 55 of 2014

2613,2615 Stella St

Zoning District: H
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Slops
Applicant: Brian Ripley (prospective owner)
Owner: Pudup David C & Lorraine

Two new four story single family attached dwellings with integral garages.

Special Exception: 911.04.A.69 use of single family attached dwelling units in H zoning district is a Special Exception

Variance: 905.02.C.2
minimum lot size 3,200 sq. ft. permitted and 1,600 sq. ft. requested
maximum height 3 stories permitted and 4 stories requested
maximum area of disturbance 50%; 70% requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

N/A

