



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: March 6, 2014
Time of Hearing: 9:00
Zone Case 56 of 2014
Froman St (parcel 47-M-276)

Zoning District: H
Ward: 24
Council District: 1 ,Councilperson Darlene Harris
Neighborhood: Troy Hill
Applicant: Smith David W
Owner: Smith David W

To construct a new one story structure for use as a residential storage (warehouse with 23 units) including 10 for vehicle storage.

Variance: 911.04 use of warehouse residential is not permitted in Hill zoning district

Variance : 914.02.A 24 on-site parking spaces required and 0 spaces requested

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

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

Variance: 916.02.A minimum 15ft rear setback required and 3ft requested
903.03.D minimum 15ft interior side setback required and 3ft requested

Variance: 905..02.C maximum 50% area of disturbance permitted and 60% requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: March 6, 2014
Time of Hearing: 9:10
Zone Case 57 of 2014

3813 Penn Ave

Zoning District: R1A-H & LNC
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lower Lawrenceville
Applicant: Arsenal Cider House & Wine Cellar INC
Owner: Arsenal Cider House & Wine Cellar INC

Four car parking area accessory to single family dwelling located at 300 39th St; use of lot as outdoor retail sales and services (non-accessory use) and recreation and entertainment outdoor(limited).

Special Exception : 914.07G.2 off-site parking shall be authorized as a Special Exception

Special Exception : 911.04.A.91 outdoor retail sales and service (non-accessory use) is a Special Exception in LNC zoning district

Special Exception: 911.04.A.49 recreation and entertainment outdoor (limited) is a Special Exception in LNC zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 57 of 2008, address 300 39th St, applicant's request to use of existing 3-story structure for home occupation with limited retail sales on the first floor and one family dwelling unit on the second and third floors was approved with conditions.

Notes:

Certificate of Occupancy 200800506, dated 6/8/2010, location 30039th St, permitted occupancy "Use of existing 3 story structure for home occupation-limited retail sales on first floor and single family dwelling unit on 2nd and 3rd floors".

Certificate of Occupancy 13-B-00685, location 300 39th St, permitted occupancy "Rebuilt 5ft x 19ft first floor rear deck of 3 story single family dwelling with retail home occupation(front house)".

Date of Hearing: March 6, 2014
Time of Hearing: 9:20
Zone Case 58 of 2014

6361(6401)Penn Ave

Zoning District: HC
Ward: 12
Council District: 9, Councilperson Rev. Ricky Burgess
Neighborhood: East Liberty
Owner: L P R Associates
Applicant: McDonald's USA, LLC

New one story structure for use as restaurant, fast food (general) with 14 on-site parking spaces; 6 wall mounted business ID signs (120.80 sq. ft.).

Variance: 922.04.E.2.iii the front façade should be parallel to the street

Variance: 919.03.M.4 maximum 80sq. ft. in sign face area permitted; 120.80 sq. ft. requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 52593, dated 1987, permitted occupancy "Restaurant with drive thru window service and 36 stall accessory parking area".

<p>Date of Hearing: March 6, 2014 Time of Hearing: 9:30 Zone Case 59 of 2014</p> <p>1014 Sarah St</p> <p>Zoning District: R1A-VH Ward: 17 Council District: 3, Councilperson Bruce Kraus Neighborhood: South Side Flats Owner: Black and Gold Properties LLC Applicant: Black and Gold Properties LLC</p> <p>Two new three story single family attached dwellings with integral garages.</p> <p>Variance: 903.03.E.2 minimum 5ft front setback required and 0ft requested (lot1)</p> <p> minimum 5ft interior side setback required and 0ft requested</p> <p><u>Appearances</u> For Appellant:</p> <p>Objectors:</p> <p>Observers:</p>	<p>Past Cases and Decisions: N/A</p> <p>Notes: N/A</p>
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(continued from February 6,2014)

Time of Hearing: 9:50

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 and 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: March 6, 2014
(continued from February 6,2014)
Time of Hearing: 10:00
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 and 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: March 6, 2014
Time of Hearing: 10:10
Zone Case 62 of 2014

5061 Warwick Terrace

Zoning District: R1D-VL

Ward: 14

Council District: 8, Councilperson

Neighborhood: Squirrel Hill North

Applicant: Guttman William L & Kristine M

Owner: Guttman William L & Kristine M

One off-site parking pad for single family dwelling at 1035 Devon Rd.

Special Exception: 914.07.G.2(a) off-site parking is a Special Exception

Variance: 903.03.A.1 minimum 30ft front setback required
and 0ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 90613, dated 10/09/2006, location 1035 Devon Rd, permitted occupancy" Three story one family dwelling with three car attached garage 6'x6' one story front extension".

