



Date of Hearing: April 3, 2014
(remanded by the Court of Common Pleas)
Time of Hearing: 9:00
Zone Case 80 of 2014

200 Elysian St

Zoning District: R2-L
Ward: 14
Council District: 8 ,Councilperson
Neighborhood: Point Breeze
Applicant: Agnieszka Patkowska
Owner: Agnieszka Patkowska

Continued use of existing 23ft x23ft two car detached garage at rear of 2 ½ story multiple family structure; rear and side yard setback for accessory structure.

Variance: 912.04.B rear setback for accessory structure 5ft required and 3ft proposed

Variance: 912.04.C side setback for accessory structure (garage) 5ft required and 1ft 2 inch proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 204 of 2011, applicant's request for rear setback for accessory structure 5' required and 0' requested was approved.

ZBA 226 of 2013, applicant's request for three HVAC units for the existing 2 ½ story structure was approved with conditions.

Notes:

Certificate of Occupancy 30570, dated 7/20/1976, permitted occupancy "3 story multiple family dwelling with 3 dwelling units".

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Time of Hearing: 9:10
Zone Case 81 of 2014

607 Boggs Ave

Zoning District: R1D-H

Ward: 19

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: Mount Washington

Applicant: Reiter Richard H & Janice M Spiek

Owner: Reiter Richard H & Janice M Spiek

9ft x 20ft one car parking pad for single family dwelling.

Variance : 903.03.D.2 minimum 15ft exterior side setback
required and 10ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: April 3, 2014
Time of Hearing: 9:30
Zone Case 83 of 2014

623 Brookline Blvd

Zoning District: LNC
Ward: 19
Council District: 4 , Councilperson Natalia Rudiak
Neighborhood: Brookline
Owner: Barnes Virginia A
Applicant: Jeffrey Woynar

Use of existing two story structure as multi-suite residential (general) with 3 existing off-street parking spaces at rear; up to nine sleeping rooms.

Special Exception: 911.04.A.41 use of multi-suite residential (general) is a Special Exception in LNC zoning district

Variance: 911.04.A.41(2).d 5 off-street parking spaces required and 3 requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
ZC # 553 of 1982, applicant's request to occupy existing 2 story structure as large personal care residence with 8 clients and 4 non-clients with 3 outdoor parking stalls in rear yard was granted limited to 7 clients.

ZC # 155 of 1985, applicant's request to occupy existing 2 story structure as a large personal care boarding home with 12 clients and 4 non-clients (family) and 3 rear outdoor parking stalls was granted with the condition.

Notes:

Certificate of Occupancy 83016, dated 5/7/2002, permitted occupancy "Large personal care boarding home with 17 clients and 24 hour supervision and 3 outdoor parking stalls in rear (new owner)".

<p>Date of Hearing: April 3, 2014 Time of Hearing: 9:40 Zone Case 85 of 2014</p> <p>2514 Josephine St</p> <p>Zoning District: UI Ward: 16 Council District: 3, Councilperson Bruce Kraus Neighborhood: South Side Slopes Applicant: Calloway Joseph Owner: Calloway Joseph</p> <p>10ft x 40ft two car tandem parking pad located at 2510 Josephine St accessory to two family residential dwelling.</p> <p>Special Exception: 914.07.G.2 off-site parking is a Special Exception</p> <p>Variance: 904.07.C.2 minimum 10ft interior side setback required and 5ft requested</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>N/A</p>
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Date of Hearing: April 3, 2014
Time of Hearing: 9:50
Zone Case 86 of 2014

1819 Blvd of The Allies/ 1816 Locust St

Zoning District: NDI
Ward: 1
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Bluff
Applicant: Blind and Vision Rehabilitation services of Pittsburgh
Owner: Middleman Dale S & Rachel W

Use of existing structure as manufacturing and assembly(limited), offices(general), medical offices/clinic(general), multi-suite residential(general) with 10 units and two residential dwelling units; accessory parking spaces will be located at 1805 Blvd of The Allies and Locust St (parcel 11-J-291).

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

Variance: 914.02.A 69 parking spaces required and 26 spaces proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
ZBA 101 of 1990, use variance granted for the occupancy of an existing 5 story structure as a 67 unit multiple-family dwelling with 47 indoor parking stalls and 20 off-site parking stalls at 1816 Locust St, subject to the conditions.

Notes:

Certificate of Occupancy 63129, dated 7/2/1992, permitted occupancy "Wholesale business with storage, repair and distribution of fixtures and equipment with incidental office space and interior parking for 40 cars".

Date of Hearing: April 3, 2014
(continued from February 27, 2014)
Time of Hearing: 10:00
Zone Case 54 of 2014

4926 Dearborn Ave

Zoning District: R1D-H
Ward: 10
Council District: 9, Councilperson Rev. Ricky Burgess
Neighborhood: Garfield
Applicant: Williams Kamar
Owner: Williams Kamar

Use of existing two story structure as a community home.

Special Exception 911.04.A.84 use of a community home in R1D zoning district is a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

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".

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Zone Case 87 of 2014

5050 Liberty Ave (parcels 51-F-16,19,23,26,28,30)

Zoning District: LNC
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: Bloomfield
Applicant: Bloomfield Development Corp
Owner: Western Pennsylvania Hospital

Use of lots as outdoor retail sales and service (non-accessory use).

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A

