



Date of Hearing: May 22, 2014
Time of Hearing: 9:00
Zone Case 126 of 2014

4749 Baum Blvd

Zoning District: UNC
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: Bloomfield
Applicant: Mercy Life Center Corp
Owner: The Wedgwood Group

Use of 13 full sizes, 3 compact and one handicap parking spaces including eight off-site parking spaces located at 4759 Baum Blvd accessory to the existing 1-&-2 story structure, vocational school limited.

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

Variance: 914.09.H.1 parking lot drive aisle is smaller than Code requirement

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
ZBA 268 of 1976, applicant's request to permit erection of 1 story extension to existing structure was granted.

Notes:

Certificate of Occupancy 32392, dated 7/13/1977, permitted occupancy "Wholesale business (carpet and drapery) with incidental office, storage and showroom and fifteen outdoor parking stalls".

Date of Hearing: May 22, 2014
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Zone Case 120 of 2014

3105 Allendale St

Zoning District: R1D-H
Ward: 20
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Sheraden
Owner: Trinity African Methodist Episcopal Zion Church
Applicant: Malica Smith

Use of basement of the existing church building as child care (general); up to 12 children.

Variance: 911.04.A.12 use of child care(general) is not permitted in R1D Zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 14371, dated 9/26/1960, permitted occupancy "Church school".

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Zone Case 122 of 2014

5912 Beacon St

Zoning District: RM-M
Ward: 14
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Squirrel Hill
Applicant: Taylor William V Jr.
Owner: Taylor William V. Jr.

Use of four poultry birds (chickens) as urban agriculture with animals accessory to single family dwelling.

Special Exception: 912.07.B use of urban agriculture with animals accessory to single family dwelling is a Special Exception in RM zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 11-B-01096, dated 10/19/2011, permitted occupancy "12'x24' deck with staircase to grade at rear of existing three story single family dwelling with 6' privacy fence along 3 sides of back yard and 5' open fence along easterly side (7' wide dog run)".

Date of Hearing: May 22, 2014
Time of Hearing: 10:10
Zone Case 124 of 2014

1302 E Carson St

Zoning District: LNC
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Sayer Real Estate
Owner: Sayer Real Estate

Building renovation; continued use of the first floor as a restaurant (limited) and use of second and third floors as three residential dwelling units.

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
