



Date of Hearing: June 5, 2014
(continued from April 10,2014)
Time of Hearing: 9:00
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 & 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: June 5, 2014
(continued from April 10,2014)
Time of Hearing: 9:10
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: June 5, 2014
Time of Hearing: 9:20
Zone Case 134 of 2014

5542 Penn Ave

Zoning District: LNC
Ward: 8
Council District: 9, Councilperson Rev. Ricky Burgess
Neighborhood: Friendship
Owner: 5542 Penn LP
Applicant: 5542 Penn LP

Partial new construction with 16 accessory parking spaces to be used as retail sales and services (limited).

Variance: 922.04.E.3.a shall maintain a 65% building frontage along the built-to line along primary frontage; 50% requested

Variance: 922.04.E.3.b 60% ground floor transparency required on Penn Ave and Negley Ave; 0 provided

Variance: 922.04.E.3.c entry door required on Penn Ave; none provided

Variance: 922.04.E.3.d building siting, materials and façade treatment do not reflect the existing architectural context

Variance: 916.02.A.8(a) minimum 30ft rear setback required

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 51455, dated 1/25/1987
"Continued use of existing one story structure as a retail store for baby items".

Date of Hearing: June 5, 2014
Time of Hearing: 9:30
Zone Case 125 of 2014

4901-4903 Baum Blvd/765 Broughton St

Zoning District: UNC
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: Bloomfield
Owner: Lesoon Edward J Sr L/E
Applicant: Lesoon Edward J Sr L/E

Use of existing 2 ½ story structure as five dwelling units; new 48ft x 32ft one story detached garage at rear.

Variance: 904.04.C.2 minimum 20ft rear setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 17430, location 4901-4903 Baum Blvd, dated 11/21/1963, permitted occupancy "Storerooms".

Certificate of Occupancy 84381, location 4903 Baum Blvd, dated 2/26/2003, permitted occupancy "Use of 1,200sq .ft. of first floor as a restaurant".

Certificate of Occupancy 86574, dated 4/19/2004, permitted occupancy "Use of 900sq. ft. of first floor as a sandwich shop (occupancy-20 people or less)".

Certificate of Occupancy 200501, dated 12/21/2005, location 4901 Baum Blvd, permitted occupancy "Use of 900 sq. ft. for fast food (limited) 11am till 11pm 7 days a week (occupancy 20 people or less for pizza shop)".

Date of Hearing: June 5, 2014
Time of Hearing: 9:40
Zone Case 127 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:

Past Cases and Decisions:
N/A

Notes:
N/A

Date of Hearing: June 5, 2014
Time of Hearing: 9:50
Zone Case 128 of 2014

Bethoven St (26-F-215)

Zoning District: UNC
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Polish Hill
Applicant: Jedrzejewski Alan & Karen
Owner: Jedrzejewski Alan & Karen

Use of existing premises as vehicle/equipment repair (limited).

Special Exception: 911.04.A.73 use of vehicle/equipment repair (limited) is a Special Exception in UNC zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A

Date of Hearing: June 5, 2014
Time of Hearing: 10:00
Zone Case 130 of 2014

2170 Rhine St

Zoning District: RM-M
Ward: 26
Council District: 1, Councilperson Darlene Harris
Neighborhood: Spring Hill City View
Applicant: Fast Signs -Banksville
Owner: HCRA Properties I LLC

32 sq. ft. business ID ground sign for Manor Care Health Services.

Variance: 919.03.N.2(a) maximum 12sq. ft. in sign face area permitted and 32sq. ft. requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 19336, permitted occupancy "100-bed nursing home".

Date of Hearing: June 5, 2014
Time of Hearing: 10:10
Zone Case 135 of 2014

701 S Aiken St

Zoning District: R2-M
Ward: 7
Council District: 8, Councilperson
Neighborhood: Shadyside
Applicant: The Gateway Engineers INC
Owner: Eastside Associates Limited Partnership

Use of one additional compact car parking pad as accessory to existing building with multi-family residential use (5 units); continued use of existing four parking stalls (one standard size and three compact sizes).

Variance: 903.03.C.2 minimum 30ft exterior side setback required and 0ft requested

Variance: 914.09.H.2 maximum 40% of required off-street parking spaces may be compact-size & 80% requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
ZC # 129 of 2009, applicant's request for three compact size parking stalls in rear and one standard size stall in westerly side yard of existing 5-unit dwelling, was approved with conditions.

Notes:
Certificate of Occupancy 13-OCC-00640, dated 12/9/2013, permitted occupancy" Use of four (4) parking stalls (one standard, three compact) as accessory to existing building with multi-family residential use".

