



**Date of Hearing:** June 12, 2014  
**Time of Hearing:** 9:00  
**Zone Case 146 of 2014**

120 Fifth Ave

**Zoning District:** GT-C  
**Ward:** 2  
**Council District:** 6 ,Councilperson R. Daniel Lavelle  
**Neighborhood:** Central Business District  
**Applicant:** AEG Management Pittsburgh LLC  
**Owner:** Jenkins Empire Associates

2,400 sq. ft. wall mounted temporary event sign (from August, 2014 till September, 2014).

**Variance:** 919.05 shall not be larger than 378 sq. ft. and 2,400 sq. ft. requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**  
N/A

**Notes:**  
N/A

**Date of Hearing:** June 12, 2014  
**Time of Hearing:** 9:10  
**Zone Case 131 of 2014**

408 Cedar Ave

**Zoning District:** R1A-VH  
**Ward:** 23  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** East Allegheny  
**Applicant:** Griffey LLC  
**Owner:** Griffey LLC

Use of existing three story structure as an office (limited).

**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:**

N/A

**Notes:**

Certificate of Occupancy 16642, dated 11/16/1962, permitted occupancy "Funeral home and one family dwelling".



<p><b>Date of Hearing:</b> June 12, 2014  <b>Time of Hearing:</b> 9:30  <b>Zone Case 136 of 2014</b></p> <p>5531 Penn Ave(parcel 83-N-281)</p> <p><b>Zoning District:</b> LNC  <b>Ward:</b> 11  <b>Council District:</b> 9 ,Councilperson Rev. Ricky Burgess  <b>Neighborhood:</b> Garfield  <b>Owner:</b> Monro Muffler Brake INC  <b>Applicant:</b> W G Tomko INC</p> <p>Use of 120ft x 92ft surface area for storage of construction materials.</p> <p><b>Special Exception:</b> 911.03 unlisted use type cannot be classified;  require review and approval by the  Zoning Board of Adjustment</p> <p><u>Appearances</u>  For Appellant:</p> <p>Objectors:</p> <p>Observers:</p>	<p><b>Past Cases and Decisions:</b>  N/A</p> <p><b>Notes:</b>  N/A</p>
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<p><b>Date of Hearing:</b> June 12, 2014 <b>Time of Hearing:</b> 9:50 <b>Zone Case 137 of 2014</b></p> <p>4806,4808,4812,4820 Second Ave(56-F-92,91,90,88)</p> <p><b>Zoning District:</b> LNC <b>Ward:</b> 15 <b>Council District:</b> 5, Councilperson Corey O'Connor <b>Neighborhood:</b> Hazelwood <b>Applicant:</b> Dylamato's Market <b>Owner:</b> URA of Pittsburgh</p> <p>Use of lots for outdoor retail sales and service (non-accessory use).</p> <p><b>Special Exception:</b> 911.04.A.91 use of outdoor retail sales and service(non-accessory use) is a Special Exception in LNC zoning district</p> <p><u>Appearances</u> For Appellant:</p> <p>Objectors:</p> <p>Observers:</p>	<p><b>Past Cases and Decisions:</b> N/A</p> <p><b>Notes:</b> N/A</p>
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**Date of Hearing:** June 12, 2014  
**Time of Hearing:** 10:00  
**Zone Case 74A of 2012**

66 Mario Lemieux Place

**Zoning District:** GT-E  
**Ward:** 3  
**Council District:** 6 ,Councilperson R. Daniel Lavelle  
**Neighborhood:** Central Business District  
**Applicant:** Sports and Exhibition Authority of Pittsburgh  
**Owner:** Public Auditorium Authority (Civic Arena)

The Appellant shall provide a report on (1) the implementation of the Expanded Parking Area and (2) the status of the 28-acre Lower Hill Redevelopment Plan.

**Status Conference.**

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

ZBA 74A of 2012, applicant's request for the expansion of the existing parking area by 16.34% to include the 132,137 sq. ft. area of the subject property formerly occupied by the Civic Arena structure was approved with conditions.

**Notes:**

Certificate of Occupancy 12-OCC-00334, dated 11/15/2012, permitted occupancy "Expansion / reconfiguration of existing parking lot; additional( 862) 8.5ft x 19ft parking spaces(Within two years of the date of the Zoning Board decision which would be June 14, 2014, the applicant shall come back to the Zoning Board to provide a report on the implementation of the expanded parking area, and the status of the 28-acre Lower Hill redevelopment plan; if either phase two/interim parking plan has not been implemented with two years of the date of the decision, or if the applicant does not appear before the Zoning Board as specified, all approvals shall expire. All approvals expire on June 14, 2023)".



