



Date of Hearing: July 10, 2014
(continued from May 8,2014)
Time of Hearing: 9:00
Zone Case 114 of 2014

5210 Kincaid St/Jordan Way

Zoning District: R1D-H
Ward: 10
Council District: 9 ,Councilperson Rev. Ricky Burgess
Neighborhood: Garfield
Applicant: Niko Gomez(prospective owner)
Owner: Angeline Brown

Lot reconfiguration; continued use of the two existing two story single family detached dwellings.

Variance: 903.03.D.2 minimum 1,800 sq. ft. lot size permitted and 1,100 sq. ft. (Jordan Way structure) and 1,400 sq. ft.(5210 Kincaid St) requested

minimum 15ft rear setback required and 7ft requested(Jordan Way)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

N/A

Date of Hearing: July 10, 2014
Time of Hearing: 9:10
Zone Case 148 of 2014

4709 Baum Blvd/Maripoe St

Zoning District: UNC
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: Bloomfield
Applicant: Graves Design Group
Owner: Team Rahal of Steel City INC

Lot consolidation and construction of new three-story structure for use as vehicle equipment sales(general) on the first and second floor and employee parking on the third floor.

Variance : 911.02 vehicle equipment sales(general) is a Special Exception in LNC zoning district

Variance: 916.02.A.6 minimum rear setback of 30ft required and 0ft requested(Maripoe St)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 230 of 2009, applicant's request for 38'x72' two-story addition on the rear of existing 6-story structure to be used as vehicle/ equipment sales and repair(general) with 107 parking stalls was approved with conditions.

Notes:

Certificate of Occupancy 85571, dated 10/06/2003, permitted occupancy "Vacant structure, use of existing 135 outdoor parking area as a shuttle lot for employees of UPMC Shadyside hospital (6ft chain fence)".

Certificate of Occupancy 200502464, dated 10/10/2006, permitted occupancy "Vehicle sales facility(MERCEDES BENZ of Pittsburgh)".

Date of Hearing: July 10, 2014
Time of Hearing: 9:20
Zone Case 155 of 2014

4915 Cypress St

Zoning District: R1A-H
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: Bloomfield
Owner: Cenko Alexander
Applicant: Cenko Alexander

Use of existing two story structure as two family dwelling with a one car parking pad at rear; new 8ft x 17ft deck at rear.

Variance: 911.04 use of two family dwelling units is not permitted in R1A zoning district

Variance: 903.03.D.2 for a deck:
 minimum 5ft interior side setback required and 3ft and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: July 10, 2014
Time of Hearing: 9:30
Zone Case 156 of 2014

2041 W Liberty Ave

Zoning District: UI
Ward: 19
Council District: 4 , Councilperson Natalia Rudiak
Neighborhood: Brookline
Owner: Martin Earl W Jr & Joyce F
Applicant: Martin Earl W Jr & Joyce F

New 48 sq. ft. ground sign with 20 sq. ft. LED section for Martin Auto Sales.

Special Exception : 919.03.O.3 electronic non-advertising signs in UI zoning district is a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 74175, dated 2/3/1998, permitted occupancy "Two story building for use as office and garage for used car lot with 2' high single rail fence with removable top (26'8" x 27'4" 2nd floor addition) with 3'x16' exterior stairs in rear".

<p>Date of Hearing: July 10, 2014 Time of Hearing: 9:50 Zone Case 157 of 2014</p> <p>4604 Carlton St</p> <p>Zoning District: R1A-H Ward: 9 Council District: 7, Councilperson Deborah Gross Neighborhood: Central Lawrenceville Applicant: Kleja Stanley G Owner: Kleja Stanley G</p> <p>201sq. ft. two story addition at rear of existing single family dwelling.</p> <p>Variance: 925.06.C minimum 3ft 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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Date of Hearing: July 10, 2014
Time of Hearing: 10:00
Zone Case 158 of 2014

5822 Alder St

Zoning District: R2-M
Ward: 7
Council District: 8, Councilperson
Neighborhood: Shadyside
Applicant: David Roth
Owner: JJ Land Company

To rebuild a three story nonconforming structure damaged by fire to be used as three family dwelling units; new 8ft x 8ft rear deck; continued use of existing four outdoor parking stalls.

Special Exception: 921.03.C.2 reconstruction of a damaged nonconforming structure is a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Date of Hearing: July 10, 2014

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 46226, dated 4/8/1985, permitted occupancy "Multiple family dwelling with four dwelling units and four outdoor parking stalls".

<p>Time of Hearing: 10:10 Zone Case 160 of 2014</p> <p>232 Jucunda St</p> <p>Zoning District: R1D-H Ward: 30 Council District: 3, Councilperson Bruce Kraus Neighborhood: Knoxville Applicant: Hogan Kristen K Owner: Hogan Kristen K</p> <p>Use of existing three story structure as community home.</p> <p>Special Exception: 911.04.A.84 use of community home in R1D zoning district is a Special Exception</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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