

Date of Hearing: July 17, 2014
Time of Hearing: 9:10
Zone Case 162 of 2014

3349 Beechwood Blvd

Zoning District: R2-L
Ward: 14

Council District: 5, Councilperson Corey O'Connor
Neighborhood: Squirrel Hill South
Applicant: Beechwood Assembly of Plymouth Brethern
Owner: Beechwood Assembly of Plymouth Brethern

31ft x 4ft 7inch access ramp at front of existing church.

Variance : 903.03.B.2 access ramp cannot project more than
 925.06.a.15 40" into a required front setback;
 minimum 26.7ft required and 2ft
 requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy
24174, dated 12/10/1970,
permitted occupancy "Church
and eight stall minor parking
area".

Date of Hearing: July 17, 2014
Time of Hearing: 9:20
Zone Case 163 of 2014

210-212-214 Dinwiddie St

Zoning District: RM-M
Ward: 3
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Crawford-Roberts
Owner: URA of Pittsburgh
Applicant: Rothschild Doyno Collaborative

New two story three family dwelling.

Variance: 914.02 minimum 3 on-site parking spaces required
and 0 requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 233F of 2013,
applicant's request to
construct three new single-
family attached dwellings
was approved.

Notes:

N/A

Date of Hearing: July 17, 2014
Time of Hearing: 9:30
Zone Case 178 of 2014

1625-1640 Fifth Ave

Zoning District: LNC

Ward: 3

Council District: 6 , Councilperson R. Daniel Lavelle

Neighborhood: Crawford Roberts

Owner: Williams Sal & Irene

Applicant: Castlebrook Property Assets LLC

New 7-story multi-unit residential structure with 74 units, 52 interior parking stalls, and 23 interior bicycle parking spaces; lot consolidation of 5 lots between 1625 and 1641 5th Avenue.

Variance: 904.02.C

maximum FAR 2:1 permitted and 4.86:1 requested

maximum lot coverage 90% permitted and 98.5% requested

maximum height 45ft/3 stories permitted and 80ft/7 stories requested

Variance: 914.10.A

one off-street loading space required and 0 requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 109 of 2011, applicant's request to construct a new 8 story structure for use as multi-unit residential with 45 units and 45 integral parking spaces was approved.

Notes:

N/A

Date of Hearing: July 17, 2014
Time of Hearing: 9:40
Zone Case 172 of 2014

3347 Forbes Ave

Zoning District: OPR-C
Ward: 4
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: South Oakland
Applicant: Oxford Development Co
Owner: Chandiramani Properties INC

Use of 4,871 sq. ft. of the existing three story structure as a recreation and entertainment indoor (limited), fitness center, and use of 427 sq. ft. as an office (limited) with three off-site parking spaces located at 3333 Forbes Ave.

Variance: 911.02 use of recreation and entertainment indoor (limited) is not permitted in OPR-C zoning district

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 65855, dated 9/27/1993, permitted occupancy "Use of 1,100 sq. ft. of second floor as dentist office".

Date of Hearing: July 17, 2014
Time of Hearing: 9:50
Zone Case 164 of 2014

3602 Bates St

Zoning District: RM-H
Ward: 4
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Central Oakland
Applicant: JLB Retasa Investments LLC
Owner: Rege Molyneaux

Use of 300sq. ft. of first floor of the existing structure as retail sales and services (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 5350, dated 5/5/1952, permitted occupancy "Barber Shop*."

Date of Hearing: July 17, 2014
Time of Hearing: 10:00
Zone Case 169 of 2014

3200 California Ave

Zoning District: R1A-H
Ward: 27
Council District: 1 ,Councilperson Darlene Harris
Neighborhood: Brighton Heights
Applicant: Renovision LLC
Owner: Renovision LLC

Use of existing one story structure as retail sales and services (limited); continued use of 11 outdoor parking stalls including one handicapped stall.

Special Exception: 921.02.A.4 change form 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 60113, dated 4/24/1991, permitted occupancy "One story structure for use as an automobile inspection station with six outdoor parking stalls. 3' high posts enclosing front and portion of side".

Certificate of Occupancy 63566, dated 9/4/1992, permitted occupancy "one story auto inspection station with minor mechanical repairs(no body and fender repair) with seven outdoor parking stalls"

Certificate of Occupancy 64665, dated 3/25/1993, permitted occupancy "One story structure for automobile sales office with eleven outdoor parking stalls including one handicapped stall".

Date of Hearing: July 17, 2014
(continued from June 5, 2014)
Time of Hearing: 10:10
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 and 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".

