



Date of Hearing: August 7, 2014
Time of Hearing: 9:00
Zone Case 168 of 2014

5849 Hobart St

Zoning District: RM-M
Ward: 14
Council District: 5 ,Councilperson Corey O'Connor
Neighborhood: Squirrel Hill
Applicant: Kramkov Dmitry
Owner: Kramkov Dmitry

New 14ft x 24ft one story detached garage and 25ft x 16ft deck and one HVAC unit at rear of single family dwelling.

Variance: 903.03.C.2 minimum 10ft interior side setback required and 3ft requested(garage, deck and HVAC unit)

Variance: 912.04.C minimum 5ft rear setback required and 0ft requested(garage)

Variance: 912.04.E maximum height 15ft permitted and 18ft requested (garage)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: August 7, 2014
Time of Hearing: 9:20
Zone Case 175 of 2014

1139 Woodland Ave

Zoning District: R1D-H
Ward: 27
Council District: 1, Councilperson Darlene Harris
Neighborhood: Marshall –Shadeland
Owner: Septak Michael J III
Applicant: Septak Michael J III

Use of existing two story structure as two family dwelling with two car integral garages.

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 & Decisions:

ZC 530 of 1984, Special Exception granted to occupy rear attached garage as parking for electric contractor's trucks, continue occupancy for existing 2-story structure in front as a meat market 1st floor with one dwelling unit above.

ZC 15 of 1986, Special Exception granted with conditions for Laundromat, one dwelling unit and one car attached garage.

ZC 566 of 1987, Special Exception granted for business for storage of vending machines and food items on 1st floor with one-car (two stall) attached garage and one dwelling unit above to remain.

ZC 19 of 1991, Special Exception denied for the occupancy of the first floor of an existing 2 story structure as a gymnasium and recreation center.

Notes:

Certificate of Occupancy 45945, dated 2/1985, permitted occupancy "Two story structure- first floor meat market; upper floor one dwelling unit; rear parking for electric contractor trucks".

Certificate of Occupancy 53744, dated 8/22/1988, permitted occupancy "Use of first floor for storage of vending machines and food items with dwelling unit above to remain with one car (two stall) attached garage".

Date of Hearing: August 7, 2014
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Zone Case 185 of 2014

1201 Squirrel Hill Ave

Zoning District: R1D-VL
Ward: 14
Council District: 8 ,Councilperson
Neighborhood: Squirrel Hill North
Owner: Seinar Courtney H
Applicant: Seinar Courtney H

Construct new 34ft x 10ft porch with a second level deck above at front of 2 ½ story single family dwelling.

Variance: 903.03.A.2 minimum 30ft front setback required and 25ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A

Date of Hearing: August 7, 2014
Time of Hearing: 9:50
Zone Case 201 of 2014

1627 Penn Ave

Zoning District: UI
Ward: 2
Council District: 7, Councilperson Deborah Gross
Neighborhood: Strip District
Applicant: JMAC Architects
Owner: Enterprise Bank

Renovation of existing 10-story building and use of 72 unit residential with first floor continued restaurant use (8,000sq.ft.); new construction of 3 level parking garage with 77 auto parking stalls, including 3 ADA spaces.

Special Exception: 911.04.A.85 multi-unit residential is a Special Exception in UI zoning district

Variance: 904.07.C.3 minimum 10ft interior side setback required and 0ft requested

Variance: 914.10 one off-street loading area required and one on-street loading area requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 200601341, dated 2/8/2007, permitted occupancy "First floor (1000sq.ft.) of existing 11story building for retail sales and services(limited) hair salon".

Building permit 12-OCC-00283, occupancy is for 3,900sq.ft. on first floor as restaurant (general) in existing 11 story structure '.

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Zone Case 188 of 2014

28 Alpine Ave

Zoning District: R1A-VH
Ward: 25
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Central Northside
Applicant: Gideon Pointe INC
Owner: Gideon Pointe INC

20ft x 30ft third story addition to existing two story single family dwelling and 11ft x 5.5ft open front porch.

Variance: 903.03.E.2 minimum 5ft interior side setback required and 0ft(easterly side) and 0.5ft(westerly side) requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: August 7, 2014
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Zone Case 190 of 2014

5400 Beacon St

Zoning District: R2-L
Ward: 14
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Shadyside
Applicant: Controlled Climate Systems
Owner: Gross Lee M & Claire

One new 2.5ft x 2.5ft and one existing 2.5ft x 2.5ft HVAC units for single family dwelling.

Variance: 903.03.B.2 minimum 5ft interior side setback required and 1ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
ZBA 325 of 1985, variance denied for the erection of a 1-car detached garage in the front yard.

Notes:

Certificate of Occupancy dated 1985, permitted occupancy "One family dwelling with a one car detached garage(25 ½ retaining wall- relocate front steps)".
