



Date of Hearing: August 14, 2014
Time of Hearing: 9:00
Zone Case 193 of 2014

345 Main St/4109 Geneva St

Zoning District: R1A-H
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Applicant: Antosz Eleanor
Owner: Antosz Eleanor

6ft high privacy fence(Geneva St side)

Variance: 903.03.d.2 minimum 15ft exterior side setback
required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 49 of 2012, applicant's request for 12'10" x 14' balcony for 2-story single-family detached dwelling was approved.

ZBA 116 of 2012, applicant's request for 11'7" x 12' balcony for a 3 story single family dwelling was approved.

Notes:

N/A

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Zone Case 194 of 2014

2319 Cobden St

Zoning District: R1D-H
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Morse Jamison D
Owner: Morse Jamison D

14ft x 18.38ft one story addition with a rooftop deck at rear of single family dwelling.

Variance : 903.03.D.2 minimum 15ft rear setback required and 5ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 209 of 1980, variance granted to erect 2 story addition to rear of existing 2 story, 1 family dwelling.

Notes:

Certificate of Occupancy 40185, dated 5/21/1982, permitted occupancy "One family dwelling (2 story addition 12'x 18')".

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Zone Case 195 of 2014

1507 5th Ave/1504 Colwell St

Zoning District: LNC/RM-M
Ward: 3
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Crawford-Roberts
Owner: 1507 Fifth Avenue INC
Applicant: JCWS LLC

Use of upper floors as two family dwellings; continued use of first floor for bar/restaurant; use of lot located at 1504 Colwell St as seven compact car parking area accessory to uses.

Variance: 914.09.H.2 up to 40% of required off-street parking spaces can be compact-size spaces; 100% requested

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

Variance: 903.03.C.2 for parking area:
 minimum 30ft front setback required and 0 requested
 minimum 30ft exterior side setback required and 0ft requested
 minimum 10ft interior side setback required and 0ft requested

Variance: 912.04.B minimum 5ft rear setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 88343, dated 6/7/2005, permitted occupancy "2nd floor office for 1st floor for bar/restaurant".

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Zone Case 196 of 2014

5989 Centre Ave

Zoning District: UNC
Ward: 8
Council District: 9, Councilperson Rev. Ricky Burgess
Neighborhood: East Liberty
Owner: Big Brothers & Sisters of Greater Pittsburgh
Applicant: Big Brothers & Sisters of Greater Pittsburgh

New 28sq. ft. projecting business ID signs (3 tenants, 9sq. ft. each sign).

Variance: 919.03.M.8 sign is not attached to façade area of tenant

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A

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Zone Case 197 of 2014

437 Melwood St

Zoning District: UI
Ward: 5
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: North Oakland
Applicant: O Brother LP
Owner: O Brother LP

Use of 2nd floor of existing two story structure as single family dwelling; continued use of first floor as assembly and repair, sales and warehousing of air conditioning and heating equipment –office.

Variance: 911.04.A.69 use of single family dwelling is not permitted in UI zoning district

Variance: 914.02 one off-street parking space required and 0 requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy dated 11/12/1964, permitted occupancy “Assembly and repair, sales & warehousing of air conditioning and heating equipment office”.

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Zone Case 198 of 2014

2600-2602 Perrysville Ave

Zoning District: LNC
Ward: 26
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Perry South
Applicant: Williams Cleo D
Owner: Williams Cleo D

Use of existing structure as banquet hall.

Special Exception: 911.03.B use cannot be classified under Section 911.02. A; require review and approval as a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 80257, dated 11/1/2000, permitted occupancy "Existing 3 story structure 2,600 1st floor restaurant, remainder of building to remain vacant".

Certificate of Occupancy 200702441, dated 10/08/2007, permitted occupancy "Use of 1st floor of existing 3 story structure as personal care residence (small) for no more than 5 clients (2602 Perrysville Ave) from 6a.m. to 6p.m Monday through Friday".

Certificate of Occupancy 20070391, dated 12/4//2007, permitted occupancy "Use of 1st floor of 3-story structure for adult daycare for no more than seven adults ages 18years and older operating 6a.m. to 6p.m. Monday through Friday".

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Zone Case 199 of 2014

643 Smithfield St

Zoning District: GT-A
Ward: 2
Council District: 6,Councilperson R. Daniel Lavelle
Neighborhood: Central Business District
Applicant: Bekman Yuriy
Owner: Bekman Yuriy

Use of first floor as pawn shop; continued use of first floor for retail sales (limited) jewelry store.

Variance: 911.04.A.97 use of pawn shop is not permitted in GT-A zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 86544, dated 4/16/2004, permitted occupancy "First floor for retail sales (limited) jewelry store".

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Zone Case 200 of 2014

4253 Stanton St

Zoning District: R1D-L
Ward: 10
Council District: 9, Councilperson Rev. Ricky Burgess
Neighborhood: Stanton Heights
Applicant: Ruggiero David M & Donna J Davis
Owner: Ruggiero David M & Donna J Davis

New 18ft x 18ft shed at rear of single family dwelling.

Variance: 903.03..B.2 minimum 5ft interior side setback
required and 3ft requested

Variance: 912.04.B minimum 2ft rear setback required and
0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
