



Division of Development Administration and Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

September 25, 2014

**Date of Hearing:** September 25, 2014  
**Time of Hearing:** 9:00  
**Zone Case 215 of 2014**

Penn Ave(parcel 126-H-62)

**Zoning District:** R1D-L  
**Ward:** 14  
**Council District:** 9,Councilperson Rev. Ricky Burgess  
**Neighborhood:** Point Breeze North  
**Applicant:** Moss Architects  
**Owner:** URA of Pittsburgh

Renovation of existing building for use as office (limited) with open outside stairs located on N Lang Ave side; 7 off-site parking spaces located at 7112 Penn Ave.

**Variance:** 911.04.A.42 use of office (limited) is not permitted in R1D zoning district

**Variance:** 925.06.A.13 open stairways cannot project more than 4ft into a required setback

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

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**

N/A

**Date of Hearing:** September 25, 2014  
**Time of Hearing:** 9:10  
**Zone Case 220 of 2014**

4800 Penn Ave

**Zoning District:** LNC  
**Ward:** 8  
**Council District:** 7 , Councilperson Deborah Gross  
**Neighborhood:** Bloomfield  
**Applicant:** AHI Development  
**Owner:** AHI Development

Construction of 3 story building for commercial use and integral parking on the first floor and 39 dwelling units above.

**Variance :** 916.02.A.8 15ft rear setback required and 3ft requested

**Variance:** 916.02.B.1 maximum height of 40ft permitted and 43ft requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy 43780, dated 2/2/1984, permitted occupancy "Restaurant first floor and one dwelling unit above".



**Date of Hearing:** September 25, 2014  
**Time of Hearing:** 9:40  
**Zone Case 218 of 2014**

4601 Liberty Ave

**Zoning District:** LNC  
**Ward:** 8  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Bloomfield  
**Applicant:** Brett W Ligo, AIA  
**Owner:** CWH

8ft high privacy fence at rear of existing restaurant (general).

**Variance:** 925.06.A.3      maximum 6 ½ft high privacy fence is permitted and 8ft proposed

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

ZBA 236 of 2013, applicant's request for expansion of existing restaurant (general); to 3,143sq.ft. was approved.

**Notes:**

N/A

**Date of Hearing:** September 25, 2014  
**Time of Hearing:** 9:50  
**Zone Case 219 of 2014**

246 Edmond St

**Zoning District:** R1A-H  
**Ward:** 8  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Bloomfield  
**Applicant:** Sipes & Son General Contractors  
**Owner:** Panza Janice L

18ft x 20ft one story detached garage at rear of single family dwelling.

**Variance:** 903.03.D.2      minimum 5ft 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 and Decisions:**  
N/A

**Notes:**  
N/A



**Date of Hearing:** September 25, 2014  
**Time of Hearing:** 10:10  
**Zone Case 233 of 2014**

5833 Forbes Ave

**Zoning District:** LNC

**Ward:** 14

**Council District:** 5, Councilperson Corey O'Connor

**Neighborhood:** Squirrel Hill North

**Applicant:** Pittsburgh's Best J'S LLC

**Owner:** Big Belly Holding Company LLC

Use of existing structure as fast food restaurant (limited).

**Special Exception:** 914.07.G.2 off-site parking is a Special Exception; 1 off-site parking space proposed

Appearances

For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Occupancy 11-OCC-01196, dated 10/5/2011, permitted occupancy"1,260 sq. ft. on 1<sup>st</sup> floor as retail sales and service(limited) in existing one story structure".

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