



Division of Development Administration and Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

October 9, 2014

Date of Hearing: October 9, 2014
Time of Hearing: 9:00
Zone Case 241 of 2014

576 Alger St

Zoning District: RM-M

Ward: 15

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Greenfield

Applicant: Leiderman Simon F

Owner: Leiderman Simon F

4ft high and 6ft high privacy fence for single family dwelling.

Variance: 925.06.A.2 4ft high open fence permitted and 4ft & 6ft high privacy fence requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: October 9, 2014
Time of Hearing: 9:20
Zone Case 236 of 2014

200-202 Robinson St

Zoning District: R1A-VH
Ward: 4
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: West Oakland
Owner: Friendship Community Presbyterian
Applicant: Hart Architectural Services, LLC

New construction of 468 sq. ft. one story rear addition with a second level deck above and front canopy, landing space with stairway accessory to existing structure; use of first floor as retail sales and services (limited) and continued use of upper floors as two dwelling units; use of existing three parking stalls (including one ADA space).

Special Exception: 921.02.A.4 change from a one nonconforming use to another is a Special Exception

Variance: 921.02.A.1(a) limit of enlargement 15% permitted and 18% requested

Variance: 921.02.A.2 the lot may not be merged with an adjacent lot for purpose of creating a single larger zoning lot on which a nonconforming use shall be situated

Variance: 903.03.E.2 minimum 5ft front setback required and 0ft requested (canopy and landing, stairs)
minimum 5ft exterior side setback required and 0ft requested (addition and canopy)
minimum 5ft interior side setback required and 0ft requested (addition and landing, stairs)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

Various ZBA decisions for use of property as non-conforming uses.

Notes:

Certificate of Occupancy 86221, dated 2/2/2004, permitted occupancy "Two-story structure as offices-certificate of occupancy #66998, 4/8/94. Accessory 5 parking stalls in rear approved by board June 6, 2003. 6ft high metal picket fence around parking lot"

Certificate of Occupancy 89031, dated 10/7/2005, permitted occupancy "5 stall accessory parking area for existing 2 story office structure".

Certificate of Occupancy 11-B-02295, permitted occupancy "Change from a one non-conforming use to another; office (general) on the 2nd floor of 200-202 Robinson Street to two dwelling units, one at each address".

Date of Hearing: October 9, 2014

Time of Hearing: 9:30

Zone Case 237 of 2014

Winesap Dr (parcel 49-C-158)

Zoning District: RM-M

Ward: 9

Council District: 7 ,Councilperson Deborah Gross

Neighborhood: Central Lawrenceville

Owner: Waterford Land Partners LP

Applicant: Waterford land Partners LP

13 new 2 ½ story single family attached dwellings with two car integral garages.

Variance: 903.03.C.2

minimum 25ft rear setback required
and 15ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 231 of 2012, applicant's request for 31 new two story single family attached dwellings was denied without prejudice.

Notes:

N/A

Date of Hearing: October 9, 2014
Time of Hearing: 9:50
Zone Case 243 of 2014

41 Auburn St(portion of parcel 83-S-335)
(at Larimer Ave & E Liberty Blvd)

Zoning District: RM-H
Ward: 12
Council District: 9,Councilperson Rev. Ricky Burgess
Neighborhood: Larimer
Applicant: Housing Authority City of Pittsburgh
Owner: Housing Authority City of Pittsburgh

Construct multi-unit residential (28 units) with a parking lot at the rear (24 spaces).

Variance: 912.04.C minimum 25ft exterior side setback required and 10ft requested (parking)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 201000316, dated 1/21/2011, location 6201 Auburn St, permitted occupancy "Use of five existing two-story single family attached dwellings with ten residential parking stalls(6201-6209)".

Date of Hearing: October 9 ,2014
Time of Hearing: 10:00
Zone Case 244 of 2014

41 Auburn St(portion of parcel 83-S-335)

Zoning District: RM-H
Ward: 12
Council District: 9,Councilperson Rev. Ricky Burgess
Neighborhood: Larimer
Applicant: Housing Authority City of Pittsburgh
Owner: Housing Authority City of Pittsburgh

Construct five multi-family dwellings (one 4-family; three 3-family; one 2-family) with 16 on-site parking pads.

Variance: 903.03.D.2 minimum 25ft front setback required and 15ft requested(for buildings 14,15,16,17, and 18)

minimum 15ft interior side setback required and 6.5 requested (for buildings 14,15,16,17, and 18)

minimum 25ft exterior side setback required and 15ft requested (for buildings 14 and 18)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A
