



Date of Hearing: February 19, 2015
Time of Hearing: 9:00
Zone Case 31 of 2015

5500 Baum Blvd

Zoning District: UNC
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: Friendship
Applicant: Moshier Studio
Owner: Vilmore LP

New 7 story multi-family structure with 100 dwelling units and integral parking space; 15 outdoor parking stalls and 1st floor commercial space.

Special Exception: 904.04.C.4 additional height above 3 stories in the UNC district is a Special Exception

Variance: 904.04.C.4(i) maximum height 85ft/ 6 stories permitted and 89ft/7 stories requested

Variance: 904.04.C.3 maximum FAR 4:1 permitted and 5.3 :1 requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: February 19, 2015
Time of Hearing: 9:20
Zone Case 33 of 2015

2 PPG Plaza

Zoning District: GT-A

Ward: 1

Council District: 6, Councilperson R. Daniel Lavelle

Neighborhood: Central Business District

Owner: HRLP Fourth Avenue LLC

Applicant: HRLP Fourth Avenue LLC

New restaurant (general) with a sidewalk café on a portion of 1st floor of existing structure.

Variance: 911.04.A.68 a portion of sidewalk to be used shall be no greater than ½ the distance between the curb and property line

the barrier for separating the café can be 3ft high maximum from the street level

the barriers and café items should be removed when closed

sidewalk café should be 5ft away from the building corner

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: February 19, 2015
Time of Hearing: 9:30
Zone Case 26 of 2015

1156 Portland St

Zoning District: R2-M
Ward: 11
Council District: 7, Councilperson Deborah Gross
Neighborhood: Highland Park
Owner: Woods Randall
Applicant: City Development Consultants LLC

Building renovation for use as Bed and Breakfast (general) with 5 guest rooms and 4 on-site parking spaces (2 spaces in existing detached garage).

Review: 911.04.A.7(a) Bed & Breakfast shall have a manager on premises 24 hours a day and manager will be at adjacent house

Variance: 911.04.A.9(3) 5 on-site parking spaces required and 4 spaces proposed

Variance: 903.03.C.2 minimum 5ft interior side setback required and 4'11" requested (two level porch) & 0' requested (existing garage)

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 56 of 1930, appeal granted on condition that there be but one entrance at the front of the building.

ZBA dated 1941, appeal granted on condition that the building, as altered, be occupied by not more than 2 families.

ZBA 400 of 1982, appeal granted for two dwelling units only with 2 parking stalls in the rear yard.

ZBA 432 of 1995, variance granted for the erection of an 8'x11'10" open deck at floor level to rear of existing 2 1/2 story 2-family dwelling with 2 parking stalls in rear yard.

Notes:

Certificate of Occupancy 42412, dated 6/24/1983, permitted occupancy "Multiple family dwelling with two units and two outdoor parking stalls".

Certificate of Occupancy 80310, dated 11/17/2000, permitted occupancy "Existing 2 family residence with 2 stall detached garage in rear yard, 6ft high solid fence in rear and side yard (new garage and fencing)".

Date of Hearing: February 19, 2015

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Zone Case 27 of 2015

145 Merrimac St

Zoning District: R1D-M

Ward: 19

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: Mount Washington

Applicant: Rosanski Margaret A

Owner: Rosanski Margaret A

One car parking pad at front of single family dwelling.

Variance: 903.03.D.2 minimum 15ft front setback require and
0ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: February 19, 2015
Time of Hearing: 9:50
Zone Case 28 of 2015

2139 Pioneer Ave

Zoning District:R1D-M
Ward: 19
Council District: 4,Councilperson Natalia Rudiak
Neighborhood: Brookline
Applicant: Calvin Beck (prospective owner)
Owner: Shelly Todd M

Use of existing structure as retail sales and services (limited); hair salon. New wall mounted business ID sign.

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

Review: 919.01.F no sign shall be erected of painted identifying a nonconforming use without review by the Board of Adjustment

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 76407, dated 9/23/1998, permitted occupancy "Continued use of existing one story structure as a convenience store with one story video unit and state lottery machine (new handicapped ramp)'.

Date of Hearing: February 19, 2015

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Zone Case 36 of 2015

1922 Murray Ave

Zoning District: LNC

Ward: 14

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Squirrel Hill

Applicant: Friendship Circle Pittsburgh INC

Owner: Friendship Circle Pittsburgh INC

Use of existing 2 story structure as community center (general).

Variance: 914.02.A

18 on-site parking spaces required and
0 proposed

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy
40756, dated 9/24/1982,
permitted occupancy
"Restaurant".

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