



Date of Hearing: March 19, 2015
Time of Hearing: 9:00
Zone Case 47 of 2015

308 S Highland Ave

Zoning District: RM-H
Ward: 7
Council District: 8 ,Councilperson Daniel Gilman
Neighborhood: Shadyside
Applicant: RGB Shadyside LLC
Owner: RGB Shadyside LLC

Use of existing structure as five dwelling units; existing 3-car parking area at rear and one on-site protected bicycle space; proposed exterior stair case from third floor to grade.

Variance: 903.03.D.2 minimum lot size per unit 750 sq. ft. required and 660 sq. ft. requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 292 of 2013, applicant's request for use of existing structure as four dwelling units with 3-car parking area at rear was approved with conditions.

Notes:

Certificate of Occupancy 60969, dated 8/20/1991, permitted occupancy "Three story one family dwelling with 6 1/2 high stockade fence along south side property line and 3 1/2 high open lattice work fence along rear and north side property line".

Date of Hearing: March 19, 2015
Time of Hearing: 9:10
Zone Case 48 of 2015

3126 Preble Ave

Zoning District: G1
Ward: 27
Council District: 1, Councilperson Darlene Harris
Neighborhood: Marshall-Shadeland
Applicant: MS Consultants INC
Owner: Allegheny County Sanitary Authority

Three new one story detached accessory structures for ALCOSAN (maintenance garage and 2 parking structures) with 9ft high open fence (1ft barbed wire) along all property lines; 10 on-site queuing parking spaces.

Variance : 912.04.E maximum accessory height 20ft permitted

Variance: 925.06.A maximum fence height 6 ½ ft permitted and 9ft requested

barbed wire is not permitted

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 18738, dated 9/9/1969, permitted occupancy "Storage and distribution-package products".

Date of Hearing: March 19, 2015
Time of Hearing: 9:20
Zone Case 49 of 2015

4712 Liberty Ave (parcel 26-D-247-0-2, 26-D-276)

Zoning District: LNC/R2-VH
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: Bloomfield
Owner: St Joseph Roman Catholic Church
Applicant: St Joseph Roman Catholic Church

Existing 58 parking spaces accessory to church.

Variance: 912.01.A accessory uses shall be subordinate and serve the primary structure, and the proposed parking lot is larger than the church

Variance: 912.01.D accessory uses shall be located on the same zoning lot and the same zoning district as the primary use

Variance: 916.02.A.7 15ft rear setback required and 2ft requested

Variance: 916.02.A.3 15ft street side setback required and 5ft requested (Pearl St side)

Variance: 916.04.B dumpsters shall be at least 30ft from residential zoned property, 23ft from R2 requested

Variance : 916.02.A.2 15ft interior side setback required and 0ft requested on Garnet Way

Variance: 918.02.B minimum 25sq. ft. of landscaping required per parking space (1450 sq. ft. total), and 500sq. ft. provided

minimum of one tree required per 5 parking spaces(12 total) and 0 provided

Past Cases & Decisions:

N/A

Notes:

N/A

Variance: 918.03.A off-street parking spaces shall be screened, and not all areas are sufficiently screened

Variance: 918.03.B.1(b) chain link fencing or chain link with slats is not permitted, chain link fencing is located along Garnet Way

Variance: 914.09.C wheel stops or curbing are required and none is provided

Appearances
For Appellant:

Objectors:

Observers:

Date of Hearing: March 19, 2015

Time of Hearing: 9:30

Zone Case 71 of 2015

2600 E Carson St(parcels 12-M-36,12-M-165-A, 12-M-169, 12-M-162-1)

Zoning District: LNC,R2-VH

Ward: 16

Council District: 3 ,Councilperson Bruce Kraus

Neighborhood: South Side Flats

Owner: 2600 Southside Associates LP

Applicant: TKA Architects

Use of portion of existing structure as elementary/secondary school (limited) with accessory parking spaces located at 2600 Sarah St (parcels 12-M-165-A, 12-M-169, 12-M-161-2).

Special Exception: 911.04.A.63(b) use of elementary/secondary school is a Special Exception in LNC zoning district

Variance: 912.01.D accessory parking shall be located in the same zoning district as the primary use

Variance: 916.04.C parking shall not be located within 15ft of properties zoned R2, 0' proposed

Variance: 903.03.E minimum 5ft exterior side setback required and 0ft provided (12-M-169, 12-M-165-A)

Variance: 918.03.B internal parking lot landscaping and screening required, minimal provided

Variance: 912.01 parking for commercial uses in residential district

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 40 of 2014, applicant's request for use of 3,500 sq. ft. of the first floor of the existing 7 story building as restaurant (general) was approved.

Notes:

Certificate of Occupancy 11-B-00992, permitted occupancy ""Use of existing seven story structure as 87 dwelling units with 88 integral automobile parking spaces, 24 protected bike parking spaces and 8 unprotected parking spaces. 10,060 sq. ft. of retail space".

Date of Hearing: March 19, 2015
Time of Hearing: 9:40
Zone Case 50 of 2015

3376 Dawson St

Zoning District: R1A-H

Ward: 4

Council District: 3, Councilperson Bruce Kraus

Neighborhood: South Oakland

Applicant: General Realty Management Limited

Owner: General Realty Management Limited

Reconstruct 2 story two family structure with covered front porch.

Special Exception: 921.03.C.2 reconstruction of damaged nonconforming structure is a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 9019, dated 12/24/1990, permitted occupancy "Continuation of a 2 ½ story original duplex with a two car detached garage".

Date of Hearing: March 19, 2015
Time of Hearing: 9:50
Zone Case 65 of 2015

100 Art Rooney Dr

Zoning District: DR-B

Ward: 22

Council District: 1, Councilperson Darlene Harris

Neighborhood: North Shore

Applicant: Kolano Design INC

Owner: Sports & Exhibition Authority of Pittsburgh

New wall mounted signs for HEINZ FIELD (south façade).

Variance: 919.03.M.7(b) maximum of 200 sq. ft. per façade the
total sign face area permitted

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Various certificates of
occupancy for existing signs.

Date of Hearing: March 19, 2015
(continued from January 22, 2015)
Time of Hearing: 10:00
Zone Case 285 of 2014

5250 Liberty Ave

Zoning District: UNC
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: Bloomfield
Owner: Morrow Park City Apt LLC
Applicant: Shawn Zimny

New 129.5 sq. ft. projecting business ID LED sign (sign2), 31.32 sq. ft. canopy sign (sign 3) and 58sq. ft. wall mounted sign (alternatively Neighborhood Gateway sign 1) for Morrow Park City Apartments.

Variance: 919.03.R review under 919.03.R(sign 1)

Variance: 919.03.M.8(d)(ii) shall not exceed 9sq. ft. in face area and 129.5 sq. ft. requested (sign 2)

Variance: 919.03.M 5(c) canopy sign shall not exceed 8" in height and 1'2" proposed(sign 3)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 149 of 2013, new six story structure to be used as multi-unit residential (215 units) with 181 integral parking stalls and 71 bicycle spaces.

Notes:

Commercial building permit 14-B-00444, occupancy is for use of 6story structure as multi-unit residential with 213 units and 178 integral parking spaces and 73 bicycle spaces (Morrow Park Apartments).

Date of Hearing: March 19, 2015
Time of Hearing: 10:10
Zone Case 53 of 2015

2626 Tunnel Blvd & 2639 Sidney St

Zoning District: SP-5
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Works
Applicant: Villagegreen
Owner: URA of PGH

New 70 sq. ft. projecting business ID sign, 200 sq. ft. wall mounted business ID sign, and 38.75 sq. ft. canopy business ID sign for multi-family residential structure and accessory garage.

Variance: South Side Works Signage Guidelines

maximum 9 sq. ft. projecting sign face area permitted and 70sq. ft. requested (garage)

maximum 100 sq. ft. wall sign face area permitted and 200 sq. ft. requested (garage)

maximum 18 sq. ft. canopy sign face area permitted and 38.75 sq. ft. requested (apartment building)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Building permit 14-B-02881, dated 11/25/2014, work description "New construction of a six story multi-family apartment building", occupancy is for "Use of 6 story building as multi-family residential with 264 dwelling units and 10 individual rooftop terraces. Accessory automobile and bike parking provide at adjacent garage at 2639 Sidney St)".

