



Date of Hearing: April 2, 2015
Time of Hearing: 9:00
Zone Case 87 of 2015

4720 5th Ave

Zoning District: RM-H

Ward: 14

Council District: 8, Councilperson Daniel Gilman

Neighborhood: Squirrel Hill

Applicant: Central Catholic High School INC

Owner: Central Catholic High School INC

Construct a new 50,000 sq. ft., 5-story building STEM (Science, Technology, Engineering and Math); expansion of existing secondary school with additional parking (total 205 spaces).

Variance: 903.03.02 for parking;
minimum 10ft interior side setback
required and 0ft provided

minimum 25ft exterior side setback
required and 5ft provided

minimum 25ft front setback required
and 0ft provided

Variance: 918.02.B 1,450sq.ft. and 29 trees required(on
easterly side of site) for new parking
landscaping

Variance: 918.03.B screening required for new parking lot
(on easterly side of site)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

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Time of Hearing: 9:10

Zone Case 52 of 2015

321 Bigham St

Zoning District: R1D-H

Ward: 19

Council District: 2 , Councilperson Theresa Kail-Smith

Neighborhood: Mount Washington

Applicant: Advance Sign Co

Owner: Big Ham Group INC

20 sq. ft. wall mounted business ID sign for existing restaurant.

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

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 116 of 2011, applicant's request for 52'x20' patio on the side of an existing restaurant with liquor license was approved.

Notes:

Certificate of Occupancy 54189, dated 11/29/1988, permitted occupancy "Restaurant/tavern with two dwelling units".

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Zone Case 81 of 2015

1529 Brownsville Rd

Zoning District: RM-M, R1D-H
Ward: 29
Council District: 4, Councilperson Natalia Rudiak
Neighborhood: Carrick
Owner: Economic Development South INC
Applicant: Desmone Architects

26'x105' roof structure for use as outdoor retail sales and service (non-accessory use).

Variance: 911.04.A.91 use of outdoor retail sales and service is not permitted in RM,R1D zoning district

Variance: 903.03.C.2 minimum 10ft interior side setback required and 3'4" requested(structure)

minimum 25ft front setback required and 5ft provided(parking space)

Variance: 916.02.A.1(c) interior side yard setback(residential compatibility) 15ft required and 3'4" provided

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

Several of ZBA hearings from 1987 to 1997.

Notes:

Certificate of Occupancy 28660, dated 6/9/1975, permitted occupancy "One story building for sales of furniture with four car accessory parking area".

Certificate of Occupancy 25440, dated 1998, permitted occupancy "Use of 1322 sq. ft. of 1st floor as a convenience store".

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Zone Case 55 of 2015

1401 Monterey St

Zoning District: R1A-VH
Ward: 25
Council District: 6 ,Councilperson R. Daniel Lavelle
Neighborhood: Central Northside
Owner: Meyer Todd L & Kathleen K
Applicant: Meyer Todd L & Kathleen K

Two new decks (1st and 2nd level) and 12'1" x 14'2" two story addition with a rooftop deck at rear of single family dwelling.

Variance: 903.03.E.2 minimum 5ft exterior side setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

N/A

Date of Hearing: April 2, 2015
Time of Hearing: 9:40
Zone Case 66 of 2015

506-508 W North Ave

Zoning District: RM-M
Ward: 22
Council District: 1, Councilperson Darlene Harris
Neighborhood: Central Northside
Applicant: Francona John
Owner: Kelley Marsha G

Existing building renovation and one story addition for use as retail sales and services (limited), office(limited) and residential units.

Special Exception: 921.02.A.1 enlargement of a nonconforming use is a Special Exception

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 24636, dated 8/3/1971, permitted occupancy" 3 story casket storage, office, and showroom".

Date of Hearing: April 2, 2015
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Zone Case 58 of 2015

1304 Manhattan St

Zoning District: R1A-H
Ward: 21
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Manchester
Applicant: Fukui Architects PC
Owner: Manchester Church Lofts LLC

Existing building renovation for use as multi-family residential (15 units) with 19 outdoor parking spaces (1 ADA space included) and 8 bicycle spaces.

Variance: 911.04.A.85 multi-unit residential use is not permitted in R1A zoning district

Variance: 903.03.D.2 maximum height 40ft permitted

Special Exception: 914.11.A.2 accessory parking to a non-conforming use is a Special Exception

Variance: 914.11.B.2 1 off-street loading space required

Variance: 916.04.B dumpsters shall be located a minimum 30ft from any property zoned R1A

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

N/A

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Zone Case 59 of 2015

2720 Custer Ave

Zoning District: R1D-L
Ward: 29
Council District: 4 ,Councilperson Natalia Rudiak
Neighborhood: Carrick
Applicant: St Wendelin R C Church
Owner: St Wendelin R C Church

Lot reconfiguration, continued use of existing two story structures (school and church buildings).

Variance: 903.03.B.2 minimum 30ft rear setback required and 2ft(lot 3) and 25ft(lot2) requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 306 of 1961, appeal granted to permit the erection of a 3 story extension to right side of existing 2 story school building and rear of existing 2 story convent building.

Notes:

Certificate of Occupancy 36125, dated 10/4/1979, permitted occupancy "Church, school and day care center as part of church activity (use of one classroom only)".

Certificate of Occupancy 16733, dated 1/24/1963, permitted occupancy "School and convert".

Certificate of Occupancy 61720, dated 1991, permitted occupancy "Use of second floor of school building for church school hall for church and school functions".

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Zone Case 60 of 2015

796 Baldwin Rd

Zoning District: P, R2-L

Ward: 31

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Hays

Applicant: Sailor Thomas J

Owner: Sailor Thomas J

Continued use of existing lot for storage of construction materials and parking of commercial vehicles; construction contractor (general).

Variance: 911.04.A.15 use of construction contractor(general) is not permitted in P&R2 zoning districts

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A
