



Date of Hearing: April 23, 2015
Time of Hearing: 9:00
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: April 23, 2015
Time of Hearing: 9:10
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

Date of Hearing: April 23, 2015
Time of Hearing: 9:20
Zone Case 108 of 2015

3407 Forbes Ave

Zoning District: OPR-C
Ward: 4
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Central Oakland
Owner: UPMC Health System
Applicant: Maifly Development

Construct new multi-family structure with 137 residential units and integral parking.

Special Exception: 908.03.D.3(g) additional FAR shall be allowed in accordance with the Special Exception (for FAR up to 7.5:1)

Variance: 908.03.D.3 maximum 90% lot coverage permitted and 96.6% requested

 maximum height 102ft permitted (with LED bonus), and 140ft requested

 maximum FAR 7.5:1 permitted

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 31253, dated 12/7/1976, permitted occupancy "One story restaurant with 35 outside parking stalls".

Date of Hearing: April 23, 2015
Time of Hearing: 9:30
Zone Case 67 of 2015

3000 Norwood Ave

Zoning District: R1D-M
Ward: 26
Council District: 1, Councilperson Darlene Harris
Neighborhood: Perry North
Owner: Gordon Daytona E
Applicant: Gordon Daytona E

New 24'x22' one story detached garage at rear of single family dwelling.

Variance: 903.03.C.2 minimum 5ft interior side setback required and 3' and 4' requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: April 23, 2015
Time of Hearing: 9:50
Zone Case 109 of 2015

3339 Forbes Ave

Zoning District: OPR-C
Ward: 4
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Central Oakland
Applicant: TKA Architects
Owner: MWK Forbes II LLC

New hotel structure with off-site parking.

Variance: 908.03.D.3(c) maximum FAR 7.2:1 permitted (with LED bonus) and 7.45:1 requested

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 41899, dated 4/7/1983, permitted occupancy "2 ½ story structure used as Muslim Temple and meeting hall with religious training with accommodations for a custodian and three parking stalls at rear (2nd story addition 24'2" x 19'10")".

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Zone Case 68 of 2015

5898 Wilkins Ave

Zoning District: R1D-VL
Ward: 14
Council District: 8 ,Councilperson Daniel Gilman
Neighborhood: Squirrel Hill North
Applicant: Advance Sign Co
Owner: Congregation EZ Hayim (Tree of Life)

New 90 sq. ft. wall mounted identification sign for existing synagogue.

Variance: 903.03.N.3. (a) sign shall be no more than 32 sq. ft. and 90sq. ft. requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 148of 2012, applicant's request for use one classroom of the 2nd floor as child care facility(general) up to 8 children, 18-30 months of age in existing 3 story religious assembly school was approved.

Notes:

Certificate of Occupancy 71222, dated 2/28/1996, permitted occupancy "Existing synagogue and social hall, with 36 existing outdoor parking stalls (including two handicapped stalls). 28'x41' two story addition with 16'x20' play area"

Date of Hearing: April 23, 2015
Time of Hearing: 10:10
Zone Case 70 of 2015

3604 Wealth St

Zoning District: R1D-M
Ward: 27
Council District: 1, Councilperson Darlene Harris
Neighborhood: Brighton Heights
Applicant: Janssen Christopher Frank
Owner: Janssen Christopher Frank

Three 2'x2' beehives and one 8'x12' chicken coop with a maximum of 6 poultry birds accessory to single family dwelling, 5ft high privacy and open fence.

Special Exception: 912.07.B use of urban agriculture(accessory use) with animals is a Special Exception

Variance: 912.07.B.(12) enclosed barrier along the property line 6ft in height of a solid fence required

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 22214, dated 12/2/1969, permitted occupancy "One sty. two car garage".

Certificate of Occupancy 42540, permitted occupancy "One family dwelling (3 1/2' fence-wood)".

Date of Hearing: April 23, 2015
(continued from March 19, 2015)
Time of Hearing: 10:20
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)".

