

Date of Hearing: July 16, 2015
Time of Hearing: 9:10
Zone Case 180 of 2015

1534 Buena Vista St

Zoning District: R1A-VH
Ward: 25
Council District: 6 , Councilperson R. Daniel Lavelle
Neighborhood: Central Northside
Applicant: Monica Smith
Owner: Stonehendge Partners LLC

Use of first floor of two story structure as retail sales and services (limited), hair salon.

Special Exception : 921.02.4.A.4 change from a one nonconforming use to another is a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 55 of 2013, applicant's request to use of existing structure for single family dwelling unit on second floor and restaurant (limited) on first floor with off-site parking to be located at 613 Amandale St was approved.

Notes:

Certificate of Occupancy 25246, dated 2/22/1972, permitted occupancy "2 story structure; grocery store on first floor (2nd floor vacant)".

Date of Hearing: July 16, 2015

Time of Hearing: 9:20

Zone Case 202 of 2015

111 Shiloh St

Zoning District: GPR-C

Ward: 19

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: Mount Washington

Owner: American Towers Inc

Applicant: Pittsburgh Community Broadcasting

Expansion of communication tower.

Special Exception: 921.02.A expansion of non-conforming use in GPR zoning district is a Special Exception

Variance: 919.06 maximum permitted sound level 55 dBA
917.02 btw 6am and 10am, 45DbA btw 10pm and 6am

Special Exception: 917.06 Special Exception for waiver of operational performance standards

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 11-B-03154, dated 4/19/2012, permitted occupancy" Class C communication tower".

Date of Hearing: July 16, 2015
Time of Hearing: 9:40
Zone Case 175 of 2015

231 Zara St

Zoning District: R1D-H
Ward: 30
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Knoxville
Applicant: RC Watt
Owner: Wood Kenneth H & Shirley E

2'x4'x2 ½ generator at rear of single family dwelling.

Variance: 917.06 waiver of one or more of the Operational Performance Standards is a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 61059, dated 8/26/1991, permitted occupancy "2 ½ story one family dwelling; one story 16'x25'2" L shaped rear addition".

Date of Hearing: July 16, 2015
Time of Hearing: 9:50
Zone Case 148 of 2015

4949 Ellsworth Ave

Zoning District: R1D-L
Ward: 7
Council District: 8, Councilperson Daniel Gilman
Neighborhood: Shadyside
Applicant: Peter Margittai
Owner: Mates Linda A & Jeffrey P

Second story addition and existing porch enclosure, 18ft x 35ft deck, 4ft high open fence along the front, rear, and westerly side for the existing one story single family detached dwelling, HVAC unit at rear yard.

Variance: 903.03.B.2 minimum 30ft front setback required and 25ft requested(deck)

minimum 30ft exterior side setback required and 28ft requested(porch enclosure)

minimum 30ft rear setback required and 7ft (porch enclosure), 5ft (dwelling) requested

Variance: 912.04.B minimum 5ft rear setback required and 2ft(deck) and 2ft(HVAC) requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: July 16, 2015
Time of Hearing: 10:00
Zone Case 150 of 2015

130 S 18th St

Zoning District: R1A-VH
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Jones Jennifer L
Owner: Jones Jennifer L

Existing second level deck renovation and new 19' x 9' second level deck for single family dwelling.

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

minimum 5ft interior side setback required and 0ft requested

Variance : 912.04.B minimum 5ft rear setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

Various ZBA hearings.

Notes:

Certificate of Occupancy 81058, dated 4/17/2001, permitted occupancy "Resale shop on 1st floor for men and women clothing and accessories and children clothing and toys, operating seven days a week from 11am until 8pm".

Date of Hearing: July 16, 2015
(continued from May 28,2015)

Time of Hearing: 10:20

Zone Case 133 of 2015

5151 Baum Blvd

Zoning District: LNC

Ward: 8

Council District: 7,Councilperson Deborah Gross

Neighborhood: Bloomfield

Applicant: ARBY'S Restaurant Group INC

Owner: Munhall Ventures I LP

New one story drive-thru restaurant, fast food with 14 parking spaces and 8ft high privacy fence along the rear (northwesterly) property line.

Special Exception: 913.03.F drive-thru is a Special Exception in LNC zoning district

Variance: 922.04.E.3.a 50% frontage required on side street, 18% provided

Variance: 925.06.A.3 maximum height 6 ½ft permitted and 8ft proposed (privacy fence)

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 56328, dated 11/1/1989, permitted occupancy "Use of second floor as offices with use of ten of existing 27 parking stalls (Snappy Car Rental)."
