



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

August 6, 2015

Date of Hearing: August 6, 2015
Time of Hearing: 9:00
Zone Case 219 of 2015

4847 Second Ave

Zoning District: LNC

Ward: 15

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Hazelwood

Applicant: FORTYEIGHTY Architecture

Owner: URA of Pittsburgh

Use of existing structure as restaurant (general) with accessory 14 parking spaces (as one lot) located at 4845 Second Ave.

Special Exception: 911.04.A.57 use of restaurant(general) in LNC zoning district is a Special Exception

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy dated 2/24/1978, permitted occupancy "Use of 1st floor and basement for wholesale merchandise brokerage with limited storage on these two floors of toys and novelties".

Date of Hearing: August 6, 2015
Time of Hearing: 9:20
Zone Case 185 of 2015

2650 Pioneer Ave

Zoning District: R2-H
Ward: 19
Council District: 4, Councilperson Natalia Rudiak
Neighborhood: Brookline
Owner: Hogan Kristen
Applicant: Hogan Kristen

One compact car parking pad at front of single family dwelling.

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: August 6, 2015

Time of Hearing: 9:30

Zone Case 199 of 2015

6026 Butler St

Zoning District: UI

Ward: 10

Council District: 7 ,Councilperson Deborah Gross

Neighborhood: Stanton Heights

Owner: 3600 Penn Associates LLC

Applicant: URA of Pittsburgh

Three on-site parking spaces for the existing structure.

Variance: 904.07.C minimum 10ft exterior side setback
required and 0ft requested(3 parking spaces)

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy
200703026, dated 9/18/2007,
permitted occupancy "Use of
existing three story structure
with first floor office(limited)
and two dwelling units
above".

Date of Hearing: August 6, 2015

Time of Hearing: 9:40

Zone Case 228 of 2015

702 Bellefonte St

Zoning District: R2-M

Ward: 7

Council District: 8, Councilperson Daniel Gilman

Neighborhood: Shadyside

Applicant: City Development Consultants

Owner: Shields Matthew J & Margaret C

New one story detached garage with a rooftop deck above at rear of single family dwelling.

Variance: 903.03.C.2 minimum 5ft interior side setback required and 0ft & 3ft requested(garage & deck)

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 322 of 1980, appeal granted to occupy existing 2 ½ story structure as 2 family dwelling, with 2 parking stalls in rear.

Notes:

Certificate of Occupancy 13-B-02573, dated 1/13/2015, permitted occupancy "2 ½ story single family dwelling with two parking stalls in rear".

Date of Hearing: August 6, 2015

Time of Hearing: 9:50

Zone Case 167 of 2015

1810 Fulton St/1250 Columbus Ave (parcel 22-F-216)

Zoning District: R1A-VH

Ward: 21

Council District: 6, Councilperson R. Daniel Lavelle

Neighborhood: Manchester

Applicant: Staci Webb

Owner: Allen Chapel A M E Church

Continued use of first floor of existing church as child care (general) for up to 30 children ages 2 ½ to 12 years old, operating Monday-Friday from 6am till 10pm.

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

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 176 of 2002, applicant's request to occupy basement and 1st floor of existing church structure as a school for 30 children ages 5 to 8 years, with hours of operation from 8am to 3pm, Monday through Friday, was approved with conditions.

Notes:

Certificate of Occupancy 200803603, dated 2/24/2009, permitted occupancy "Use of portion of first floor of existing church structure as child care(general) for 12 children ages 2years 10 mounths-5 years, operating Monday-Friday 6am – 6pm".

Date of Hearing: August 6, 2015

Time of Hearing: 10:20

Zone Case 225 of 2015

1224 Monterey St

Zoning District: R1A-H

Ward: 22

Council District: 1, Councilperson Darlene Harris

Neighborhood: Central Northside

Applicant: Monterey Street Project LLC

Owner: Monterey Street Project LLC

New 3 story single family attached dwelling with a second level rooftop deck and two car parking pad at rear.

Variance: 903.03.D.2 minimum 1,800 sq. ft. lot size required
and 1,650 sq. ft. requested

minimum 5ft interior side setback required
and 0ft requested (dwelling, deck and
parking pad)

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

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 112 of 2015, applicants request for a third story addition to existing two story structure was approved.

Notes:

N/A
