



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

September 10, 2015

**Date of Hearing:** September 10, 2015  
**Time of Hearing:** 9:00  
**Zone Case 249 of 2015**

1509-11,1512-14 Arch St

**Zoning District:** R1A-VH  
**Ward:** 25  
**Council District:** 6,Councilperson R. Daniel Lavelle  
**Neighborhood:** Central Northside  
**Applicant:** October Real Estate Holdings LLC  
**Owner:** October Real Estate Holdings LLC

Four new three story single family attached dwellings with integral parking, front balconies, and rear decks.

**Variance:** 925.06.C            minimum 3ft interior side setback required and 0ft requested (dwellings)

**Variance:** 903.03.E.2        minimum 5ft front setback required and 3ft requested(balconies)

minimum 5ft interior side setback required and 0ft requested (decks, balconies)

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**  
N/A

**Notes:**

N/A

**Date of Hearing:** September 10, 2015  
**Time of Hearing:** 9:10  
**Zone Case 179 of 2015**

2561-2563 Allequippa St

**Zoning District:** H  
**Ward:** 5  
**Council District:** 6 , Councilperson R. Daniele Lavelle  
**Neighborhood:** West Oakland  
**Applicant:** Oakland Planning Development  
**Owner:** Allequippa Place Associates

Reconstruction and rear additions to existing structures for continued use as multi-unit residential (total 24 units).

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

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy 53278, dated 5/19/1986, location 2561-63 Allequippa St permitted occupancy "Multiple family residence with four dwellings".

Certificate of Occupancy 53279, dated 5/19/1986, location 2558-60 Wadsworth St, permitted occupancy "Multiple family residence with four dwellings".

Certificate of Occupancy 53265, dated 5/19/1986, location 2562-64 Wadsworth St, permitted occupancy "Multiple family residence with four dwellings".

Certificate of Occupancy 53269, dated 5/19/1986, location 301-03 Robinson St, permitted occupancy "Multiple family residence with four dwellings".

Certificate of Occupancy 53307, dated 5/26/1986, location 317-19 Robinson St, permitted occupancy "Multiple family residence with four dwellings".

Certificate of Occupancy 53270, dated 5/19/1986, location 305-07 Robinson St, permitted occupancy "Multiple family residence with four dwellings".

**Date of Hearing:** September 10, 2015  
**Time of Hearing:** 9:20  
**Zone Case 189 of 2015**

100 Secane Ave

**Zoning District:** R1D-H  
**Ward:** 18  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** Mount Washington  
**Owner:** Titchworth Lawrence J  
**Applicant:** Titchworth Lawrence J

Continued use of existing two story structure as two family dwelling.

**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 & Decisions:**

ZBA 46 of 2001, appeal granted to occupy 1 of 2 dwelling units in existing 2-story structure with a 1-car detached garage in front yard as a personal care home for a maximum of 4 clients.

**Notes:**

Certificate of Occupancy dated 1985, permitted occupancy "Two family dwelling with a one car detached garage".

Certificate of Occupancy 81348, dated 5/22/2001, permitted occupancy "2-story one family dwelling and personal care home for up to four clients, with a 1-car detached garage".

**Date of Hearing:** September 10, 2015

**Time of Hearing:** 9:30

**Zone Case 190 of 2015**

53 Miltenberger St

**Zoning District:** R1A-H

**Ward:** 1

**Council District:** 6, Councilperson R. Daniel Lavelle

**Neighborhood:** Bluff

**Applicant:** Eckenrode Robert C

**Owner:** Eckenrode Robert C

Continued use of existing structure as two family dwelling.

**Review:** 911.04

review of use of existing structure as  
two family dwelling

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** September 10, 2015  
**Time of Hearing:** 9:40  
**Zone Case 191 of 2015**

55 Miltenberger St

**Zoning District:** R1A-H  
**Ward:** 1  
**Council District:** 6, Councilperson R. Daniel Lavelle  
**Neighborhood:** Bluff  
**Applicant:** JCWS LLC  
**Owner:** JCWS LLC

Continued use of existing structure as two family dwelling.

**Review:** 911.04                      review of use of existing structure as  
two family dwelling

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** September 10, 2015

**Time of Hearing:** 9:50

**Zone Case 192 of 2015**

3100 E Carson St

**Zoning District:** GI

**Ward:** 16

**Council District:** 3, Councilperson Bruce Kraus

**Neighborhood:** South Side Flats

**Applicant:** Shamrock Building Services INC

**Owner:** Funrer Frank B Holdings INC

104.55 sq. ft. wall mounted business ID sign on northerly front of two story warehouse structure.

**Variance:** 919.03.M.6.(a) maximum 80 sq. ft. in sign face area permitted and 104.55 sq. ft. requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy 14-SGN-00198, dated 2/3/15, permitted occupancy "One 79.55 sq. ft. internally illuminated flat wall business ID sign on northerly front of one and two story wholesales structure".

**Date of Hearing:** September 10, 2015

**Time of Hearing:** 10:00

**Zone Case 193 of 2015**

1201 W North Ave

**Zoning District:** RM-M

**Ward:** 21

**Council District:** 6 ,Councilperson R. Daniel Lavelle

**Neighborhood:** Bluff

**Applicant:** Whissen Christopher V

**Owner:** Whissen Christopher V

6ft high privacy fence for single family dwelling (Fontella St side).

**Variance:** 903.03.C.2

minimum 25ft exterior side setback  
required and 0ft requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

ZBA 351 of 1980, variance granted to occupy existing structure as 2 dwelling units, erect 2 story, 2 car detached garage in rear yard.

**Notes:**

N/A



**Date of Hearing:** September 10, 2015  
(continued from June 18,2015)  
**Time of Hearing:** 10:20  
**Zone Case 137 of 2015**

2681 Waddington Ave

**Zoning District:** R2-H  
**Ward:** 19  
**Council District:** 4, Councilperson Natalia Rudiak  
**Neighborhood:** Brookline  
**Applicant:** A M Rafi PC  
**Owner:** A M Rafi PC

Use of existing structure as community home.

**Special Exception:** 911.04.A.84 use of community home in R2 zoning district is a Special Exception

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**  
Various of ZBA hearings.

**Notes:**

Certificate of Occupancy 63948, dated 11/12/1992, permitted occupancy "Two story building for housing elderly with 18 one bedroom; 2 two bedrooms; and one four bedroom- total of 26 beds. Licensed by the State as a personal care boarding home and recognized as such by the city of Pittsburgh for spacing purposes".

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