



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

September 24, 2015

Date of Hearing: September 24, 2015
Time of Hearing: 9:00
Zone Case 203 of 2015

1202 Diller Ave

Zoning District: R1D-L

Ward: 31

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Lincoln Place

Applicant: Rosato Denise M

Owner: Rosato Denise M

Existing 6ft high open fence for single family dwelling.

Variance: 903.03.B.2

minimum 30ft exterior side setback
required and 0ft proposed

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy
200600768, dated
10/25/2006, permitted
occupancy "20.10' x 20.25'
one story two car detached
garage at rear of existing one
and a half story single family
dwelling".

Appearances

For Appellant:

Objectors:

Observers:

Date of Hearing: September 24, 2015
Time of Hearing: 9:10
Zone Case 274 of 2015

2525 Railroad St(parcel 25-J-51, 25-J-49)

Zoning District: UI
Ward: 2
Council District: 7, Councilperson Deborah Gross
Neighborhood: Strip District
Applicant: Oxford Development Company
Owner: Cedarhurst Enterprises LP

Construction of new five story office building with 76 integral ground floor parking spaces and 30 exterior parking spaces.

Special Exception: 904.07.C.4 additional height shall be allowed in accordance with the Special Exception, 76'4" requested

Variance : 904.07.C.4 minimum 10ft exterior side yard setback required and 6.6ft requested

Variance: 925.06.G.1

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 87737, dated 12/20/2004, permitted occupancy "One-story offices and printing operation for Easter seals, and, Easter seals school program with 67 outdoor parking stalls (including 8 handicapped stalls)".

Certificate of Occupancy 200602713, dated 10/12/2006, permitted occupancy "Use of 12,930 of one story building for warehouse storage of artifacts".

Certificate of Occupancy 0CC11-00242, dated 3/21/2011, permitted occupancy "Use of 1,500sq.ft. of 1-story structure as personal care(large) for greater than 19 persons with incidental offices operating less than 24 hours per day".

Date of Hearing: September 24, 2015
Time of Hearing: 9:20
Zone Case 209 of 2015

8 Shadyside Ln

Zoning District: R1D-VL

Ward: 7

Council District: 8, Councilperson Daniel Gilman

Neighborhood: Shadyside

Owner: Warden Steven E

Applicant: Shelton Building Associates LLC

17'x 16' second story addition to single family dwelling.

Variance: 903.03.A.2 minimum 30ft rear setback required
and 12ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy
51366, dated 6/9/1987,
permitted occupancy "Two
story one family dwelling with
one car attached garage.
(one story rear extension
25'4"x13'2-3/8")."

Date of Hearing: September 24, 2015
Time of Hearing: 9:30
Zone Case 268 of 2015

65-67 Pius St

Zoning District: H
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Slops
Owner: Holzer Kalakos & Yates LLC
Applicant: Holzer Kalakos & Yates LLC

Two new three story single family attached dwellings with integral parking and rooftop decks.

Special Exception: 911.04.A.69 use of single family attached dwellings in Hillside zoning district is a Special Exception

Variance: 905.02.C.3 maximum area of disturbance 50% permitted and 75% proposed

minimum lot size 3,200 sq. ft. required and 2,000 sq. ft. requested

Variance: 915.02.A.1.d grading required to be at least 5ft from any property line

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: September 24, 2015
Time of Hearing: 9:40
Zone Case 270 of 2015

5620 Baum Blvd

Zoning District: UNC
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: Friendship
Applicant: Baum Corner Investors LP
Owner: Baum Corner Investors LP

New construction of seven story mixed use structure(retail sales and services-general, office-general, restaurant-limited) , and connected parking structure.

Variance: 904.04.C.3 maximum height 60ft/4 stories permitted and 92ft/7 stories requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: September 24, 2015

Time of Hearing: 9:50

Zone Case 271 of 2015

5631 Baum Blvd(parcel 51-H-122,146,130)

Zoning District: LNC

Ward: 8

Council District: 7, Councilperson Deborah Gross

Neighborhood: Friendship

Applicant: Baum Boulevard Investors LP

Owner: Baum Boulevard r Investors LP

Existing structure expansion and use as an office (general); off-site parking located at 5620 Baum Blvd.

Variance: 916.02.B.1 maximum height 40ft/3 stories permitted
904.02.C and 72ft/5 stories requested(for building expansion)

Variance: 904.02.C proposed FAR 4.6:1
(3.37:1 maximum FAR –current building over base FAR permitted)

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

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 236R of 2010, use of existing structure as grocery store, general, office, general and retail with 3 levels of interior parking stalls and six outdoor stalls along westerly side was approved with conditions for 5607 Baum Blvd.

ZBA 279A of 2014, expansion of office (general) within existing 3, 4, and 5 story building was approved with conditions for 5607 Baum Blvd.

Notes:

Certificate of Occupancy 12-B-01409, dated 5/2/2013, permitted occupancy "Use of 18,148 sq.ft. as grocery store(general) on first floor of 3 story structure with use of portion of 125 space parking" for 5631 Baum Blvd.

Date of Hearing: September 24, 2015
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Zone Case 211 of 2015

759 Steuben St

Zoning District: R1A-H
Ward: 20
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Elliot
Applicant: Wagner Eileen M
Owner: Wagner Eileen M

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

Review: 911.04 continued use of existing two story structure as three family dwelling

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: September 24, 2015
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Zone Case 213 of 2015

Parklyn St (96-S-264)

Zoning District: R1D-L
Ward: 32
Council District: 4, Councilperson Natalia Rudiak
Neighborhood: Overbrook
Applicant: Liadis Engineering & Surveying INC
Owner: City of Pittsburgh

Use of property as utility (limited).

Variance: 911.04.A.71(3) utility (limited) shall not be located in street side yards

Variance: 903.03.B.2 minimum 30ft rear setback required and 10ft requested

minimum 30ft exterior side setback required and 7ft requested

Variance: 925.06.A.2&3 maximum height 4ft permitted and 6ft proposed(fence)

Variance: 918.03.B.1.b no chain link fence allowed in residential zone and security chain link fence proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: September 24, 2015
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Zone Case 220 of 2015

7665 Lock Way

Zoning District: P
Ward: 11
Council District: 7, Councilperson Deborah Gross
Neighborhood: Highland Park
Applicant: Choder Stephen & Joann Noble
Owner: Choder Stephen & Joann Noble

Two car parking pad at front of single family dwelling, 6ft high privacy fence on westerly side of property and 8ftx8ft chicken coop on easterly side.

Variance: 905.01.C minimum 30ft front setback required and 0ft requested (parking pad & fence)

 minimum 5ft interior side setback required and 2ft requested (parking pad), and 1ft (chicken coop)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions

N/A

Notes:

Certificate of Occupancy 69826, dated 7/25/1995, permitted occupancy "Two story one family dwelling with two car detached garage and one story pool house (6' high solid fence with 2' of lattice work and 4' high picket fence".

