

Date of Hearing: February 4, 2016
Time of Hearing: 9:00
Zone Case 4 of 2016

67 Amanda Ave

Zoning District: R1D-H
Ward: 30
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Knoxville
Applicant: DM Zucckero LLC
Owner: DM Zucckero LLC

Continued use of existing structure as three family dwelling.

Review: 911.04 ZBA review of use of property as three dwelling units

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 282 of 1938, appeal granted on condition that the building, as altered and extended be occupied by not more than two families and that there be no living quarters in the basement of said dwelling house.

ZBA 180 of 1952, appeal granted to install two windows in the side wall of present 2-story two family dwelling-1 window on 1st floor and 1 window on 2nd floor.

Notes:

N/A

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Zone Case 81 of 2016

840-846 W North Ave (parcel 22-S-169 & 172)

Zoning District: NDI

Ward: 22

Council District: 1, Councilperson Darlene Harris

Neighborhood: Central Northside

Applicant: Stables Development LP

Owner: Allegheny West Development Corporation

Four story building expansion at side of existing three story structure to be used as multi-unit residential (35 units) with integral parking.

Variance : 904.03.C.3 maximum height 45ft/3 stories permitted, and 55'4"/four stories requested

maximum FAR 2:1 permitted and 2.6:1 requested

Variance: 914.10.A one loading space required

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 58807, dated 11/15/1990, permitted occupancy "Employee parking lot and loading facilities accessory to 836-38 West North Ave".

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Zone Case 20 of 2016

100 32nd St/50 33rd St

Zoning District: UI
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Strip District
Owner: 32rd Street Business Center Partnership LP
Applicant: UATC

Two story addition to existing office building with proposed off-site parking located at 43 33rd St (211 auto & 28 bike parking spaces).

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

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Zone Case 19 of 2016

212 Prospect St

Zoning District: R1D-H
Ward: 19
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Mount Washington
Owner: Spochacz Andrew M
Applicant: Spochacz Andrew M

Two story rear addition and two story deck for a single family dwelling.

Variance: 903.03.D.2 minimum 5ft interior side setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

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Zone Case 68 of 2016

350 Forbes Ave

Zoning District: GT-A

Ward: 1

Council District: 6, Councilperson R Daniel Lavelle

Neighborhood: Central Business District

Applicant: Elmer B Burger II, AIA, LEED AP B D&C

Owner: Point Park University

New 162 sq. ft. projecting sign for Pittsburgh Playhouse.

Variance: 919.03.M.8(d)(ii) maximum 9sq. ft. per side permitted
and 162 sq. ft. requested

Variance: 919.01.E.6 any roof sign or sign that extends
above the roof line or parapet wall is
prohibited

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: February 4, 2016
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Zone Case 21 of 2016

3152 Beechwood Ave

Zoning District: R2-L

Ward: 14

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Squirrel Hill

Applicant: Tofovic Stevan P

Owner: Tofovic Stevan P

Existing 20' x 12' rear deck with proposed roofing above for a single family dwelling.

Variance: 903.03.B.2 minimum 5ft interior side setback required and 2ft requested

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: February 4, 2016

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Zone Case 196 of 2015

315 44th St

Zoning District: R1A-H

Ward: 9

Council District: 7, Councilperson Deborah Gross

Neighborhood: Central Lawrenceville

Applicant: Senko Robert

Owner: Senko Robert

New one story 22'x22' detached garage at rear of single family dwelling.

Variance : 903.03.D.2 minimum 5ft interior side setback required and 0ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 259 of 2013, applicant's request for a construction of a new 3 story single family detached dwelling with a two-car parking area at rear was approved.

Notes:

N/A

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Zone Case 78 of 2016

2601 Smallman St/Railroad St(parcel 25-J-142,138,129,25-K-4)

Zoning District: UI

Ward: 2

Council District: 7, Councilperson Deborah Gross

Neighborhood: Strip District

Applicant: Oxford Development

Owner: Three Crossing LP

Construction of four –story 578 space parking garage with 13,482 sq. ft. of first floor retail space. Two new wall mounted business ID signs (1,000 sq. ft. & 160sq. ft.).

Variance: 914.09.H.1 24ft aisle width for 90degree parking stall required and 22ft requested

Variance: 919.03.M.6.a maximum 80sq. ft. in sign face area permitted and 1,000 sq. ft. (sign 1) and 160 sq. ft.(sign 2) proposed

maximum letter height 4ft permitted and 38ft (sign 1) and 13ft(sign 2) requested

signs shall not be mounted higher than 40ft above grade and 52ft (sign 2) proposed

Variance: 906.02.F.4.c.1 nonresidential structures must be constructed to remain completely dry up to at least 1 ½ ft above base flood elevation, 1ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

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Zone Case 84 of 2016

5100 Bayard St

Zoning District: R1D-L

Ward: 7

Council District: 8, Councilperson Daniel Gilman

Neighborhood: Shadyside

Applicant: Minhas Faisan Arif

Owner: Minhas Faisan Arif

Front porch enclosure /addition to 2 ½ story single family dwelling.

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

minimum 30ft exterior side setback
required and 20ft requested

minimum 5ft interior side setback
required and 3ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 608 of 1983, variance granted to erect open deck with screen walls to westerly side of existing 2 ½ story, 1 family dwelling with 1 car detached garage in rear yard.

Notes:

Certificate of Occupancy 43189, dated 11/1/1983, permitted occupancy "Single family residence with one stall rear detached garage and one stall in rear yard (new deck and screen wall)".

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Zone Case 64 of 2016

Sutherland St/3128 Allendale St

Zoning District: R2-M

Ward: 20

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: Sheraden

Applicant: Ben Levenger

Owner: Board of Public Education of School District

Use of existing structure as vocational school (general).

Variance: 911.04.A.77 use of vocational school (general) is not permitted in R2 zoning district

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A
