

Date of Hearing: April 21, 2016
Time of Hearing: 9:00
Zone Case 183 of 2016

1219,1223,1231,1235 Columbus Sq., 1720,1726 Fulton St

Zoning District: R1A-VH
Ward: 21
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Manchester
Applicant: RDC INC
Owner: MCC-MCS LLC

Six new two story single family attached dwellings with front porch and one story detached garage at rear.

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: April 21, 2016
Time of Hearing: 9:10
Zone Case 170 of 2016

6501 Hamilton Ave

Zoning District: UI
Ward: 12
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Larimer
Applicant: Ray David R
Owner: Ray David R

Second story addition to existing structure for use as an art studio with two car integral parking.

Variance : 904.07.C.2 minimum 10ft exterior side setback required and 0ft requested

minimum 10ft interior side setback required and 0ft requested

Variance: 914.02.A 2 additional parking spaces required

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: April 21, 2016
Time of Hearing: 9:20
Zone Case 101 of 2016

925 E Carson St

Zoning District: LNC
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Owner: Lazarevic Martha Sylvia
Applicant: Interstate Sign Co Inc.

New 50 sq. ft. ground sign with LED pricing panel replacing the existing CITGO sign.

Variance: 919.03.O.3 electronic non-advertising signs are not permitted in LNC zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 49939, dated 9/18/86, permitted occupancy "One double faces pole business ID sign and one wall business ID sign. (Illuminated)".

Certificate of Occupancy 50042, dated 9/29/1986, permitted occupancy "Stop-N-Go convenience food store with sale of gasoline and 12 stall accessory parking plus one loading stall. (one story extension)".

Date of Hearing: April 21, 2016
Time of Hearing: 9:30
Zone Case 182 of 2016

85 Lafferty Ave

Zoning District: R2-H
Ward: 18
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Beltzhoover
Owner: Dickson Tiffanie Elizabeth
Applicant: Tanusia Trent

Use of first floor of existing structure as child care (general), up to 12 children.

Variance: 911.04.A.12 use of child care(general) is not permitted in R2 zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 12-OCC-00469, permitted occupancy "Use of 300 sq. ft. as child care(limited) for up to six(6) children from 8 weeks to 10 years of age operating from 6:00am to 6:00pm Monday thru Friday".

Date of Hearing: April 21, 2016
Time of Hearing: 9:40
Zone Case 175 of 2016

362 Mckee Pl

Zoning District: RM-H
Ward: 4
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Central Oakland
Applicant: Pitt Blue Holdings LP
Owner: Desmone Associates

Use of property as four family dwelling.

Variance: 903.03.D.2 minimum 25ft front setback for
accessible parking space required

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
Various ZBA hearings.

Notes:

Certificate of Occupancy 70193, dated 9/18/1995, permitted occupancy "Two story structure used as a college preparatory high school with a maximum enrollment of 70 students, and 10 parking stalls in the rear in a tandem arrangement".

Date of Hearing: April 21, 2016

Time of Hearing: 9:50

Zone Case 109 of 2016

Hatfield St (parcel 80-K-79,81)

Zoning District: R1A-VH

Ward: 9

Council District: 7, Councilperson Deborah Gross

Neighborhood: Central Lawrenceville

Applicant: Wolfe Peter St Tienne

Owner: Wolfe Peter St Tienne

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

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

minimum 15ft rear setback required and 10ft requested

minimum 5ft exterior side setback required and 3ft(dwelling 1, rooftop deck) requested

minimum 5ft interior side setback required and 3ft(rooftop deck) requested

maximum height 3 story permitted and 4 stories requested

Variance: 925.06.C minimum 3ft interior side setback required and 0ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

N/A

Date of Hearing: April 21, 2016
Time of Hearing: 10:10
Zone Case 112 of 2016

611 W Warrington Ave

Zoning District: P
Ward: 19
Council District: 4, Councilperson Natalia Rudiak
Neighborhood: Mount Washington
Applicant: Port Authority of Allegheny County
Owner: Port Authority of Allegheny County

10ft high privacy fence replacing the existing fence.

Variance: 905.01.C.2 minimum 30ft front setback required and
0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 82819, dated 2/28/02, permitted occupancy "70ft x 140ft one-story and mezzanine salt storage facility for port authority enclosed with a 6ft high and 8ft high chain link fence and an 8ft high sound barrier wall along east side of property".

Date of Hearing: April 21, 2016
Time of Hearing: 10:20
Zone Case 186 of 2016

48 26th St

Zoning District: UI
Ward: 2
Council District: 4, Councilperson Natalia Rudiak
Neighborhood: Strip District
Applicant: Oxford Development
Owner: Cedarhurst Enterprises LP

Five story office building with integral parking and requested off-site parking spaces.

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

Variance: 914.09.F entrance gates shall allow a minimum 20ft clearance from sidewalks and street rights-of way and 0ft requested

Variance: 925.06 exterior side setback for porch structure

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

N/A

Date of Hearing: April 21, 2016
Time of Hearing: 10:30
Zone Case 185 of 2016

3224 Blvd of the Allies

Zoning District: OPR-D
Ward: 4
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: South Oakland
Applicant: Oxford Development
Owner: Craft Place Properties LLC

Four story apartment building with a half story integral parking.

Special Exception: 916.09 waiver of Residential Compatibility Standards is a Special Exception minimum 15ft side yard setback required and 0ft requested

Variance: 908.03.D.4 minimum 20ft front setback required and 0ft requested

Variance: 914.09.F entrance gates shall allow a minimum 20ft clearance from sidewalks and street rights-of way and 0ft requested

driveways serving such parking areas shall be located at least 60ft from intersecting street rights-of-way and 54.6ft requested

Variance: 918.03.B.1 minimum 5ft width landscaping required and 4ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

