

Date of Hearing: June 16, 2016
Time of Hearing: 9:00
Zone Case 221 of 2016

3001 Shadeland Ave

Zoning District: R1D-H
Ward: 27
Council District: 1, Councilperson Darlene Harris
Neighborhood: Marshal-Shadeland
Applicant: Yoho David & Johanna
Owner: Yoho David & Johanna

New 9sq. ft. projecting sign for the existing flower shop.

Variance: 919.01.F no sign shall be erected identifying a nonconforming use without review by the ZBA

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 759 of 1983, Special Exception granted to change occupancy of 1st floor of existing 20 ½ story structure from pizza shop to flower shop”.

Notes:

Certificate of Occupancy 43707, dated 1/24/1984, permitted occupancy “Flower shop first floor and one dwelling unit above”.

Date of Hearing: June 16, 2016
Time of Hearing: 9:10
Zone Case 155 of 2016

1732 Parkview Blvd

Zoning District: RP
Ward: 14
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Squirrel Hill South
Applicant: Montgomery & Rust INC
Owner: Wadhwa Neal

One HVAC unit for single family dwelling.

Variance : 909.02.C.2(e) minimum 5ft interior side setback
required and 2ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 14-B—02240, dated 8/12/2015, permitted occupancy “ New 2 story single family dwelling with two car attached garage in rear and 7ft rear deck with 2ft cantilevered over garage”.

Date of Hearing: June 16, 2016
Time of Hearing: 9:20
Zone Case 238 of 2016

1600 Broadway Ave

Zoning District: LNC
Ward: 19
Council District: 4, Councilperson Natalia Rudiak
Neighborhood: Polish Hill
Owner: URA of Pittsburgh
Applicant: Front Studio Architects

Lot consolidation, existing building renovation and 3 story addition to be used as multi-suite residential (general), retail sale and service (limited) on first floor and basement.

Special Exception: 911.04.A.41 multi-suite residential (general) is a Special Exception in LNC zoning district

Variance: 904.02.C.3 maximum 90% lot coverage permitted and 92% requested

minimum 20ft rear setback required and 0ft requested

maximum FAR 2:1 permitted and 4:1 requested

Variance: 912.04.B minimum 5ft rear setback required and 0ft requested for parking and rooftop patio

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 34591, dated 9/26/1978, permitted occupancy "1st flr restaurant and upper floors, total of five dwelling units".

Date of Hearing: June 16 , 2016
Time of Hearing: 9:40
Zone Case 225 of 2016

237 Carrington St, 240, 244 Alpine Ave

Zoning District: R1A-VH
Ward: 25
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Northside
Applicant: Go Realty
Owner: Central Northside Neighborhood Council

Three new three story single family attached dwellings with two car parking pads, rooftop decks, balconies.

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

 minimum 15ft rear setback required and 5ft requested(dwelling 1)

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

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

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: June 16, 2016
Time of Hearing: 9:50
Zone Case 232 of 2016

127 Craighead St

Zoning District: R2-H
Ward: 18
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Beltzhoover
Applicant: NI Properties LP
Owner: NI Properties LP

Continued use of structure as multi-unit residential with 9 dwelling units and use of 2,150 sq. ft. of first floor as an office (limited).

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:

N/A

Date of Hearing: June 16, 2016
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Zone Case 239 of 2016

635 Ridge Ave

Zoning District: RM-M

Ward: 22

Council District: 1, Councilperson Darlene Harris

Neighborhood: Allegheny West

Applicant: Light of Life Ministries INC

Owner: Light of Life Ministries INC

Building addition and use of structure as personal care residence (large) or multi-suite residential (general).

Special Exception: 911.04.A.95.A personal care residence(large) is a Special Exception in RM zoning district

Variance: 911.04.A.95.A personal care residence(large) is limited to 19 persons

Variance: 911.04.A.41 multi-suite residential(general) is not permitted in RM zoning district

Variance: 903.03.C.2 minimum 25ft front setback required and 10ft requested

minimum 25ft exterior sides setback required and 0ft requested

Variance: 911.04.A.95.A(d) sleeping rooms may not be located in a basement or cellar, 12 beds requested for emergency shelter, if determined to be a personal care residence(large)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: June 16, 2016
(continued from March 10,2016)

Time of Hearing: 10:10

Zone Case 284 of 2015

538 W Jefferson St

Zoning District: R1A-VH

Ward: 25

Council District: 6, Councilperson R Daniel Lavelle

Neighborhood: Central Northside

Applicant: Flying Dragon LP

Owner: Flying Dragon LP

Existing front porch, existing one story rear addition and proposed three car parking pad for single family dwelling.

Variance: 903.03.E.2 minimum 5ft interior side setback required and 0ft requested (parking pad, porch, and addition)

minimum 5ft exterior side setback required and 0ft requested (parking pad, porch)

minimum 5ft front setback required and 0ft requested (porch)

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy dated 1995, permitted occupancy "2 1/2 story single family dwelling with 13'x28' one story side extension (sunroom)"

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Zone Case 240 of 2016

Madison Ave & Progress St

Zoning District: DR-C
Ward: 23
Council District: 1, Councilperson Darlene Harris
Neighborhood: North Shore
Applicant: Light of Life Ministries INC
Owner: URA of Pittsburgh

Use of properties as personal care residence (large).

Special Exception: 911.04.A.95.A personal care residence (large) is a Special Exception in DR zoning district

Variance: 911.04.A.95.A personal care residence (large) is limited to 19 persons

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A
