

Date of Hearing: June 2, 2016
Time of Hearing: 9:00
Zone Case 158 of 2016

6311 Saint Marie St

Zoning District: R1D-L
Ward: 11
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Highland Park
Applicant: East Liberty Development INC
Owner: Middleton Jerry

New two story two family detached dwelling with 6' x 10 front porch, 2 HVAC units and two car parking pad at rear.

Variance: 911.02 use of two family is not permitted in R1D zoning district

Variance: 903.03.B.2 minimum 3,000 lot size per unit required and 1,800 sq. ft. requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: June 2, 2016
Time of Hearing: 9:10
Zone Case 159 of 2016

6236 Saint Marie St

Zoning District: R1A-H
Ward: 11
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: East Liberty
Applicant: East Liberty Development INC
Owner: City of Pittsburgh

New two story two family detached dwelling with 6' x 10 front porch, 2 HVAC units and two car parking pad at rear.

Variance: 911.02 use of two family is not permitted in R1A zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: June 2, 2016
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Zone Case 160 of 2016

Collins Ave/Centre Ave

Zoning District: R1A-H
Ward: 11
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: East Liberty
Applicant: East Liberty Development INC
Owner: URA of Pittsburgh

New two story two family detached dwelling with 6' x 10 front porch, 2 HVAC units and two car parking pad at rear.

Variance: 911.02 use of two family is not permitted in R1A zoning district

Variance: 903.03.D.2 minimum 15ft exterior side setback required and 7ft requested(dwelling, HVAC units, parking pad)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: June 2, 2016
Time of Hearing: 9:30
Zone Case 210 of 2016

3400 Butler St

Zoning District: LNC
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lower Lawrenceville
Owner: Doughboy Square Partnership
Applicant: Desmone Associates

New office building with integral parking and rooftop deck.

Special Exception: 911.02.A.43 use of office(general) is a Special Exception in LNC zoning district

Special Exception: 916.06 Special Exception for waiver of Residential Compatibility standards minimum 15ft street side yard setback required and 3ft requested

Variance: 904.02.C minimum 20ft rear setback required and 0ft requested

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

Variance: 914.02.A on-site parking spaces required

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: June 2 , 2016
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Zone Case 138 of 2016

3268 Dawson St

Zoning District: R1A-H
Ward: 4
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Oakland
Applicant: Kofmehl Rebecca L
Owner: Kofmehl Rebecca L

Use of structure as three dwelling units with existing outdoor parking stalls.

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 and Decisions:

ZBA 70 of 2009, Special Exception approved to change the occupancy of the first floor from a grocery store to a tutoring center.

Notes:

Certificate of Occupancy 39997, dated 4/14/1982, permitted occupancy "Grocery store first floor with two dwelling unit above and three outdoor parking stalls".

Certificate of Occupancy 200901709, dated 5/21/2009, permitted occupancy " Use of 600 sq. ft. on the first floor as tutoring center of existing 3-story structure; with maximum of 25 children ages 6-12, the hours of operation will be from 9am-7pm".

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Zone Case 150 of 2016

1017 Grandview Ave

Zoning District: GPR-A
Ward: 19
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Mount Washington
Applicant: Roth Michael T
Owner: Roth Michael T

18ft x 8ft second level front deck for single family dwelling.

Variance: 925.06.A.14.1 deck cannot extend above the first floor

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: June 2, 2016
(continued from March 31,2016)
Time of Hearing: 10:40

Zone Case 100 of 2016

2736 Mission St

Zoning District: R1D-H
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Slops
Applicant: Geiger Gary
Owner: Geiger Gary

Two new 3 story single family attached dwellings with integral parking, front terraces, and rear decks.

Variance: 903.03.D.2 minimum 1,800 sq. ft. lot size permitted and 1,320 sq. ft. requested (lot2)

 minimum 15ft front setback required and 11ft requested(lot1)

 minimum 15ft rear setback required and 13ft requested(lot2)

 minimum 5ft interior side setback required and 0ft(dwelling, terraces) requested, 4ft(deck1)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A
