



**A. PROJECT INFORMATION**

1. APPLICATION IS:     Development Project                       Protest Appeal

2. STAFF REVIEW DATE:

**3. SITE INFORMATION**

Development Address: 148 Madeline St

Parcel ID(s)/Lot-and-Block Number(s): 95-D-83

Project Description: continued use of dwelling as two family use

**3. CONTACT INFORMATION**

Applicant Name: Gustavo Cardona

Applicant Contact (phone and email): 412-294-2393

**B. ZBA HEARING INFORMATION**

Zone Case # 171 of 2020

Date of Hearing: September 3, 2020

Time of Hearing: 9:10am

Zoning Designation: R1D-H

Neighborhood: Carrick

Zoning Specialist: Svetlana Ipatova

**C. ZBA REQUESTS**

Type of Request: Variance/review

Code Section: 911.02

Description: continued use as two family

Type of Request: Variance

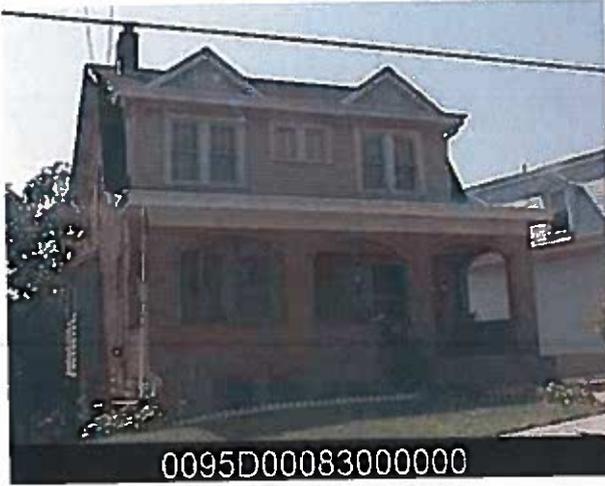
Code Section:

Description:

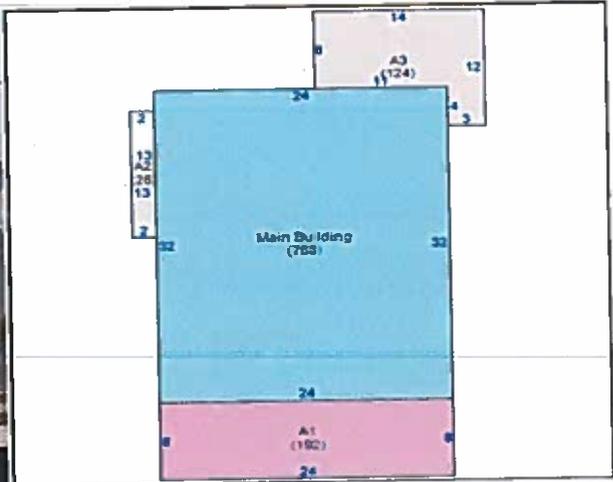


Parcel ID : 0095-D-00083-0000-00  
 Property Address : 148 MADELINE ST  
 PITTSBURGH, PA 15210

Municipality : 129 29th Ward - PITTSBURGH  
 Owner Name : CARDONA GUSTAVO ANDRES JR



0095D00083000000



Main Building		768 Sq. Ft.
A1	Full Basement (conv main bldg) Porch Masonry - Open	192 Sq. Ft.
A2	Full Basement (conv main bldg) 1 story masonry	26 Sq. Ft.
A3	Full Basement (conv main bldg) 1 story masonry	124 Sq. Ft.

# City of Pittsburgh



**APPLICATION FOR:**  
**CERTIFICATE OF: 1) ZONING CLASSIFICATION & LEGALITY OF USE; 2) CITY HISTORIC DESIGNATION; AND, 3) BUILDING VIOLATIONS AND/OR UNSAFE CONDITIONS**  
**THIS FORM SHALL BE FILED IN DUPLICATE**  
**FEE: \$26.00 Payable by Check or Money Order drafted to: "TREASURER, CITY OF PITTSBURGH"**

DATE 6/15/03 CERTIFICATE NO. 177329  
 WARD 29 BLOCK & LOT NO. 95-D-83 DATE ISSUED 6-11-03  
 ADDRESS OF PROPERTY TO BE CERTIFIED 148 Madeline ST  
 OWNER OF RECORD David DeBasi ZIP CODE \_\_\_\_\_  
 MAIL ADDRESS 5 Cabino Court  
 PRESENT USE OF SUBJECT PROPERTY FOR WHICH THIS CERTIFICATE IS REQUESTED:  
 Residential (  ) Commercial ( ) Industrial ( ) Other ( )  
 DESCRIBE USE OF PROPERTY Two Family

The property is vacant land ( ) or a vacant building ( ) and has no present use.  
 NUMBER OF DWELLING UNITS WITH COOKING AND SANITARY FACILITIES: 4  
 NUMBER OF DWELLING FACILITIES OTHER THAN ABOVE (Describe):  
GENESIS SETTLEMENT, INC  
 SIGNATURE OF OWNER OR AUTHORIZED AGENT Chrishe Jones  
 MOON TOWNSHIP PA 15108 PHONE NO. (412) 262-2635  
 (Address of Authorized Agent)

## Certificate of Zoning Classification and Legality of Use

THIS PROPERTY IS LOCATED IN AN RZ-4 RESIDENTIAL TWO-UNIT DISTRICT.  
 CERTIFICATE OF OCCUPANCY NO. none DATED 1st DNIL has been issued for:

- No Certificate of Occupancy has been issued for the stated use.
- The stated occupancy is in accordance with the use provisions of the Zoning Ordinance and qualifies as a conforming use, however, this does not assure issuance of a Permit.
- The stated occupancy is not in accord with the use provisions of the Zoning Ordinance, but qualifies as a legal non-conforming use.
- The stated occupancy is not in accord with the use provisions of the Zoning Ordinance and is illegal.
- No occupancy is stated for the subject property, therefore, legality of use cannot be certified to.

By: \_\_\_\_\_ For: Patrick B. Ford Date: 6/11/03  
 Zoning Administrator

**NOTICE -- THIS IS NOT A CERTIFICATE OF OCCUPANCY -- NOTICE**  
**CERTIFICATE OF OCCUPANCY CAN ONLY BE ISSUED AFTER THE APPLICATION HAS BEEN FILED BY THE OWNER AND BOTH THE ZONING AND BUILDING CODE REGULATIONS HAVE BEEN COMPLIED WITH.**

## Certification of City Historic Designation

- This property is a City-designated landmark or is located in a historic district.\*
  - This property has been nominated for historic designation by the City.\*
  - This property is not a City-designated landmark nor is it located in a City-designated historic district.
- \*All proposed new construction, demolition and exterior work must be reviewed and approved by the Historic Review Commission before work can proceed.

By: \_\_\_\_\_ For: Patrick B. Ford Date: 6/11/03  
 Zoning Administrator

## Certification of Building Violations and/or Unsafe Conditions

- IN ACCORDANCE WITH ACT OF ASSEMBLY 4652, APPROVED 20 SEPTEMBER 1961
- There are NO notices on file in the Bureau of Building Inspection against this property.
  - There are notices on file of violations and/or dangerous conditions against this property.

By: Ronald S. Graziano For: Ronald S. Graziano, Chief Date: 6/10/03  
 Bureau of Building Inspection

**THIS IS NOT TO BE CONSTRUED AS CLEARANCE THAT THESE PREMISES ARE LEGALLY OCCUPIED OR THAT THE STRUCTURE MEETS ALL OF THE REQUIREMENTS OF THE BUILDING CODE UNLESS A CERTIFICATE OF OCCUPANCY HAS BEEN APPLIED FOR AND ISSUED BY THE BUREAU OF BUILDING INSPECTION.**

THIS CERTIFICATE NOT VALID UNTIL IT CONTAINS A CERTIFICATE NUMBER AS INDICATED ABOVE.

CITY OF PITTSBURGH

APPLICATION



for

- Certificate of Zoning Classification and Legality of Use
- Certificate of City Historic Designation
- Certificate of Building Violations and/or Unsafe Conditions

Date: 4/24/03 Certificate #: 176089 Fee Paid: 26  
 Ward: 29 Block & Lot #: 95-D-83 Date issued: 4-24-03  
 Address to be certified: 148 Madeline Street, Pittsburgh, PA 15210

Owner of record: David Debbski  
 Owner's address: 148 Madeline Street Pittsburgh PA 15210  
Street Address City State Zip

What is the present use of the subject property?  Residential  Commercial  Industrial  Other  
 Describe use of property (i.e. 1-family dwelling, bookstore, restaurant, vacant land, etc.):  
family dwelling w/ garage

This property is:  Vacant land,  Vacant building, and has no present use  
 Number of residential dwelling units with cooking and sanitary facilities: 1  
 Number of dwelling facilities other than above: 0 Describe: \_\_\_\_\_

Sharon J. Shunk  
 Signature of owner or authorized agent  
411 Seventh Ave., Ste 14A, Pittsburgh PA 15219  
 Address of owner or authorized agent  
1412 1 232-3160  
 Phone #

CERTIFICATE OF ZONING CLASSIFICATION AND LEGALITY OF USE

This property is located in an R-2-L RESIDENTIAL TWO UNIT  
LOW RISE  
 Certificate of Occupancy # NONE dated \_\_\_\_\_ has been issued for:  
 \_\_\_\_\_

- No Certificate of Occupancy has been issued for the stated use.
  - The stated occupancy is in accordance with the use provisions of the Zoning Ordinance and qualifies as a conforming use; however, this does not assure issuance of a permit.
  - The stated occupancy is not in accordance with the use provisions of the Zoning Ordinance, but qualifies as a legal non-conforming use.
  - The stated occupancy is not in accordance with the use provisions of the Zoning Ordinance and is illegal.
  - No occupancy is stated for the subject property; therefore, legality of use cannot be certified to.
- By: Patrick Ford For: Patrick Ford, Zoning Administrator Date: 4-24-03

NOTICE! This is not a Certificate of Occupancy. A Certificate of Occupancy can only be issued after the owner has filed the application and both the zoning and building code regulations have been complied with. A certificate number must be issued in order to validate this application

CERTIFICATE OF CITY HISTORIC DESIGNATION

- This property is a City-designated landmark or is located in an historic district.
  - The City has nominated this property for historic designation.
  - This property is not a City-designated landmark nor is it located in a City-designated historic district.
- By: Patrick Ford For: Patrick Ford, Zoning Administrator Date: 4-24-03  
 \*\* All proposed new construction, demolition and exterior work must be reviewed and approved by the Historic Review Commission before work can proceed.

CERTIFICATE OF BUILDING VIOLATIONS and/or UNSAFE CONDITIONS

- In accordance with Act Of Assembly #652, approved September 20, 1961
- There are no notices on file in the Bureau of Building Inspection against this property.
  - There are notices on file of violations and/or dangerous conditions against this property.
- By: Pat M. Miller For: Ron Graziano, Chief, Bureau of Building Inspection Date: 4-24-03  
 This is not to be construed as clearance that these premises are legally occupied or that the structure meets all of the requirements of the building code unless a Certificate of Occupancy has been applied for and issued by the Bureau of Building Inspection

PLEASE COMPLETE THIS FORM IN DUPLICATE

A check or money order for \$26.00 is to be made payable to: "Treasurer, City of Pittsburgh"



Division of Development Administration and Review  
 City of Pittsburgh, Department of City Planning  
 200 Ross Street, Third Floor  
 Pittsburgh, Pennsylvania 15219

**Occupancy History**

Address: 148 MADLINE

Date: 3/5/2000 Parcel ID: 93-D-89

Zoning District (current): R1D-H (prior) R2

Requested use: TWO FAMILY

**Polk Directory**

Year	Number of Names	Year	Number of Names
1982	<u>1</u>	1984	<u>1</u>
1983	<u>1</u>	1985	<u>1</u>

**Sandborn Atlas**

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 Dwelling?  Yes  No Other (if no) \_\_\_\_\_

**Certificate of Occupancy**

Permit # \_\_\_\_\_ Date \_\_\_\_\_

Use \_\_\_\_\_

**Building Permit**

Permit # \_\_\_\_\_ Date \_\_\_\_\_

Use \_\_\_\_\_

**Certificate of Zoning Classification**

Use TWO FAMILY Date 3/5/2000

**Zoning Board of Adjustment**

Case # \_\_\_\_\_ Date \_\_\_\_\_

Use \_\_\_\_\_

**Decision (circle one)**

Approve with Affidavits    Approve without Affidavits    Deny (needs ZBA)

Zoning Specialist: CANDACE SHERIDAN

Date: 3/6/2000



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 City of Pittsburgh, Department of City Planning  
 200 Ross Street, Third Floor  
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**Sandborn Atlas**

Page 1015  
 Dwelling?  Yes  No Other (if no) \_\_\_\_\_

**Certificate of Occupancy**

Permit # \_\_\_\_\_ Date \_\_\_\_\_

Use \_\_\_\_\_

**Building Permit**

Permit # \_\_\_\_\_ Date \_\_\_\_\_

Use \_\_\_\_\_

**Certificate of Zoning Classification**

Use TWO FAMILY Date 3/5/2020

**Zoning Board of Adjustment**

Case # \_\_\_\_\_ Date \_\_\_\_\_

Use \_\_\_\_\_

**Decision (circle one)**

Approve with Affidavits  Approve without Affidavits  Deny (needs ZBA)

Zoning Specialist: CAROLINE SAICERS

Date: 3/5/2020