



**Division of Development Administration and Review**

City of Pittsburgh, Department of City Planning

200 Ross Street, Third Floor

Pittsburgh, Pennsylvania 15219

**ZONING BOARD OF ADJUSTMENT**

**HEARING AGENDA**

**August 18, 2011**

**Date of Hearing:** August 18, 2011 *Continued From June 9, 2011*

**Time of Hearing:** 9:00

**Zone Case 100 of 2011**

239 Vineland & 238 Braid Way

**Zoning District:** R1D-M

**Ward:** 32

**Council District:** 4, Councilperson Natlaia Rudiak

**Neighborhood:** Overbrook

**Applicant/Owner:** Michael M & Dianne Leaf

Use of a 2 Family Dwelling (Up & Down) & a Single Family Dwelling at the rear

**Variance:** 911.02

Use of three dwelling units on one lot not permitted by right in the R1D zoning district, and also they must be contained within one structure

**Past Cases & Decisions:**

Case has been continued from June 9, 2011

**Notes:**

Certificate of Occupancy #37878, 239 Vineland Street, dated 1/7/81; "First floor-one family dwelling. Second floor to remain vacant."

Certificate of Occupancy #28863, 239 Vineland Street, dated 7/18/75; "Two story, two family dwelling."

Certificate of Occupancy #26372, 239 Vineland Street, dated 3/7/73; "2 story one family dwelling."

Appearances

For Appellant:

Objectors:

Observers:

**Date of Hearing:** August 18, 2011

**Time of Hearing:** 9:10

**Zone Case 161 of 2011**

1024 LaClair Ave

**Zoning District:** R1D-M

**Ward:** 14

**Council District:** 5, Councilperson Doug Shields

**Neighborhood:** Regent Square

**Applicant/Owner:** Josephine Schutte

Enclosure of 24' x 7' front porch with continued use of 21' x 24' parking pad at the rear of an existing 2 story single family dwelling

**Variance:** 903.03.C.2

30' front setback required and 20'-11 ¾" requested for the porch enclosure

**Variance:** 903.03.C.2

5' side setback required for the existing parking pad and 2' requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**  
N/A

**Notes:**

11-B-01411, Occupancy and Building Permit for Addition and Deck at rear, and to include an existing garage with fence.

**Date of Hearing:** August 18, 2011

**Time of Hearing:** 9:20

**Zone Case 163 of 2011**

418 Natchez Street

**Zoning District:** R1D-H

**Ward:** 19

**Council District:** 2, Councilperson Theresa Kail-Smith

**Neighborhood:** Mount Washington

**Owner/Applicant:** John Bazari

Continued Use of 2 Story 2 Family Dwelling (Up & Down)

**Variance:** 911.02

Use of 2 Family Dwelling  
(Up & Down) Not  
Permitted in the R1D  
zoning district

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**  
N/A

**Notes:**  
N/A

**Date of Hearing:** August 18, 2011

**Time of Hearing:** 9:30

**Zone Case 164 of 2011**

741 Moravian Way

**Zoning District:** R1A-VH

**Ward:** 23

**Council District:** 1, Council President Darlene Harris

**Neighborhood:** Deuchtown

**Owner:** Duquesne Light Company

**Applicant:** Robert Baumbach (Architect)

Use of 6' Ornamental Fence on the exterior side yard of an existing Duquesne Light Auxiliary Building

**Variance:** 925.06 (3)

Exterior side yard setback of 15' is required and 7' is requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

**Notes:**

Certificate of Appropriateness 11-004, for the auxiliary building for Duquesne Light

**Date of Hearing:** August 18, 2011

**Time of Hearing:** 9:40

**Zone Case 166 of 2011**

8023 Bennett Street

**Zoning District:** NDI

**Ward:** 13

**Council District:** 8, Councilperson Rev. Ricky Burgess

**Neighborhood:** Homewood

**Owner:** Brian Clayton

**Applicant:** Marsha Collins

Use of 3,000 sq. ft. for restaurant (general) with Liquor License

**Special Exception:** 911.04.A.100 (b) use of restaurant (general) with liquor license is a special exception in the NDI zoning district

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

Zone Case No. 205 of 1997 request to change the use as a social club to a nonconforming use as a banquet hall. The applicants request was denied.

Zone Case No. 569 of 1986 was a reviewed and interpretation for use of the structure as a club. Appeal denied for occupancy of basement and one-story structure as club at 8032 Bennett Street (The decision does say 8032 Bennett Street which I, believe to be a typo from 1986).

**Notes:**

N/A

**Date of Hearing:** August 18, 2011 *Continued From July 14, 2011*

**Time of Hearing:** 9:50

**Zone Case 148 of 2011**

201 Stanwix Street

**Zoning District:** GT

**Ward:** 1

**Council District:** 6, Councilperson R. Daniel Lavelle

**Neighborhood:** Downtown

**Owner/Applicant:** PMC Property Group/ 201 Stanwix Street Associates LLC.

Use of four (4) real estate signs: sign one, 900 sq. ft.; sign two, 900 sq. ft.; sign three, 120 sq. ft.; sign four, 120 sq. ft.

**Variance:** 919.03.F.2(a)                      one real estate sign per façade permitted, and two requested

**Variance:** 919.03.F.2(b)                      size of a real estate sign is 12 sq. ft. by right, 900 sq. ft. and 120 sq. ft. requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

The Zone Case was continued from July 14, 2011, to work on the design and size of the signs.

**Notes:**

**Date of Hearing:** August 18, 2011 *Continued From July 14, 2011*

**Time of Hearing:** 10:00

**Zone Case 143 of 2011**

4133 Liberty Avenue

**Zoning District:** NDI

**Ward:** 9

**Council District:** 8, Councilperson William Peduto

**Neighborhood:** Bloomfield

**Owner/ Applicant:** Robert Curran

Continuation of service station to vehicle equipment repair and sales;  
removal of gas station

**Special Exception:** 911.04.A.76                      use of vehicle  
equipment repair and  
sales is a special  
exception in the NDI  
zoning district

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

The Zone Case was continued so the applicant could continue to meet with community and address some of their concerns.

**Notes:**

Certificate of Occupancy, date June 12, 1989;  
"Automobile Gas Service Station with incidental auto sales and office with five outdoor stalls for cars."

**Date of Hearing:** August 18, 2011

**Time of Hearing:** 10:10

**Zone Case 162 of 2011**

2134 Brownsville Road

**Zoning District:** LNC

**Ward:** 29

**Council District:** 4, Councilperson Natlia Rudiak

**Neighborhood:** Carrick

**Owner:** Standard Structures Inc (Etal)

**Applicant:** Union Real Estate Company of Pittsburgh

Use of one drive up window as accessory to fast-food restaurant (limited) (Dunkin' Donuts)

**Special Exception:** 913.03.F                      use of one drive up window as accessory to fast-food restaurant (limited) is a special exception

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

**Notes:**

Various Certificates of Occupancy for Retail and Restaurant type uses (they are contained within the file).