



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

October 13, 2011

Date of Hearing: October 13, 2011

Time of Hearing: 9:00

Zone Case 192 of 2011

2500 West Liberty Avenue

Zoning District: HC

Ward: 19

Council District: 4, Councilperson Natalia Rudiak

Neighborhood: Beechview

Applicant/Owner: William Rivera

New Use of Restaurant (General)

Variance: 914.02.A

Restaurant (General)
requires 29 spaces & 0
requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Date of Hearing: October 13, 2011

Time of Hearing: 9:10

Zone Case 194 of 2011

3269 Middletown Road

Zoning District: R2-L

Ward: 28th

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: Windgap

Applicant/Owner: Michelle Berard

2nd Story Addition on a one story structure with 35' x 18' "L"-Shaped deck and 8' x 24 enclosed sun porch at the westerly side, and 6' retaining wall along westerly exterior side & rear yard.

Variance: 903.03.B.2

5 ft interior side yard setback required for the (deck), and 3' requested

Variance: 903.03.B.2

30 ft exterior side yard setback required, and 21' 8" setback requested for the (sun room)

Variance: 903.03.B.2

30 ft exterior side yard setback required, and 22 ft setback requested for the (6 ft privacy fence)

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

Notes:

Date of Hearing: October 13, 2011

Time of Hearing: 9:20

Zone Case 196A of 2011

4300 Butler Street

Zoning District: LNC

Ward: 9

Council District: 7, Patrick Dowd

Neighborhood: Lawrenceville

Applicant: Botero Development, LLC

Owner: Botero Development, LLC

Use of vacant (commercial space) on the 1st floor-with six dwelling units above on the 2nd & 3rd floors

Variance: 914.02.A

Each dwelling unit requires an on-site parking space; none-provided

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

Notes:

Date of Hearing: October 13, 2011

Time of Hearing: 9:30

Zone Case 196B of 2011

144 Ruth Street

Zoning District: R1D-H

Ward: 19

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: Mount Washington

Owner: Mary Catherine Thomas

Applicant: Mary Catherine Thomas

Reconstruction of a damaged non-conforming use (2 unit dwelling)

Variance: 921.03.C.2

reconstruction of a
damaged non-conforming
use is a special exception
in an R1D zoning district

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

Notes:

Date of Hearing: October 13, 2011

Time of Hearing: 9:40

Zone Case 195 of 2011

6636 Forward Avenue

Zoning District: R1D-L

Ward: 14

Council District: 3, Councilperson Doug Shields

Neighborhood: Squirrel Hill

Owner: Vadim & Maria Simonovsky

Applicant: Vadim & Maria Simonovsky

Reposition front steps & enclose front corner porch and front steps of 2 story single family dwelling

Variance: 903.03.B.2

front setback 30 ft
required and 10 ft
requested on the (front
step)

Variance: 903.03.B.2

front setback 30 ft
required and 0 ft
requested on the (front
turn around)

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: October 13, 2011

Time of Hearing: 9:50

Zone Case 193 of 2011

357 Flowers Ave

Zoning District: R1A-H

Ward: 15

Council District: 5, Councilperson Doug Shields

Neighborhood: Hazelwood

Applicant/Owner: Antoinette Barron

Reconstruction of a 2 story structure to be used as a single family dwelling

Variance: 903.03.D.2

interior side yard setback 10 ft required and 3 ft requested on the westerly side and 1 ft requested on the easterly side

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Date of Hearing: October 13, 2011

Time of Hearing: 10:00

Zone Case 165 of 2011

107 Knox Avenue

Zoning District: R1D-H

Ward: 30

Council District: 3, Councilperson Bruce Kraus

Neighborhood: Knoxville

Applicant/Owner: Blaise Peterson

expansion of a legal non-conforming use; from 20 dwelling units to 22 dwelling units of an existing 3 story structure

Special Exception: 921.02.A.4

Expansion of a non-conforming use is a special exception; the limit on the expansion is 15 percent to the total floor area and the applicant is requesting an expansion of 7.3%.

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

Notes:

Date of Hearing: October 13, 2011 *Continued from August 11, 2011, and originally continued from June 23, 2011*

Time of Hearing: 10:00

Zone Case 112 of 2011

216 38th St & 3718-20 Butler St

Zoning District: R1A-H & LNC

Ward: 6th

Council District: 7, Councilperson Patrick Dowd

Neighborhood: Lawrenceville

Daniel & Susan Sufak/ Derek Buruell – Owner / Applicant

Use of Restaurant (General) with liquor license and Live entertainment; also an off-site dumpster at 216 38th Street

Special Exception: 911.04.A.57 use of restaurant (general) with liquor license and live entertainment is a special exception in the LNC zoning district

Variance: 912.01.D accessory uses and structures must be located on the same zoning lot and in the same zoning district as the primary use; neither applies

Variance: 916.02.A.7 Residential compatibility standards requires 15' side yard setback for first 50' from residential property and 0' requested (for fence and dumpster)

Past Cases & Decisions:

Notes:

Certificate of Occupancy # OCC10-01286, "2200 sq ft on 1st floor as restaurant (limited) with two outdoor concrete patio seating areas at rear of existing three story structure; 8' x 15' and 10' x 21' with roof above and 6.5' privacy fence along rear and portions of side yards at rear."

Variance: 916.04.B

Residential compatibility standards requires dumpsters to be 30' from residential properties and 0' requested

Appearances
For Appellant:

Objectors:

Observers: