



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 6, 2011

Date of Hearing: October 6, 2011

Time of Hearing: 9:00 a. m.

Zone Case 195 of 2011

430 & 434 Shady Ave

Zoning District:

Ward: 7

Council District: 8, Councilperson William Peduto

Neighborhood:

Applicant/Owner: Rocco & Vincenza DiDomenico

New 4-Story, 28-Unit Apartment Building

Variance: 903.03.D.2

Lot area for 430 Shady
11,109 sq ft requested
and 21,000 sq ft
required

Variance: 903.03.D.2

Side yard not abutting
a street for 430 Shady
Ave 7 ft requested and
10 ft required

Variance: 903.03.D.2

Lot area for 434 Shady
9,887 sq ft requested
and 18,000 sq ft
required

Variance: 903.03.D.2

side yard not abutting
a street for 434 Shady
Ave 5 ft requested and
10 ft required

Past Cases & Decisions:

N/A

Notes:

Appearances
For Appellant:

Objectors:

Observers:

Date of Hearing: October 6, 2011

Time of Hearing: 9:10

Zone Case 182 of 2011

7331 Susquehanna Street

Zoning District: R1A-M

Ward: 13

Council District: 9, Councilperson Rev. Ricky Burgess

Neighborhood: Homewood

Applicant: Ken Stubbs

Owner: Ken Stubbs

Use of auto body repair shop with 8' cyclone fence around the front of an existing 1 story structure

Variance: 923.03.A

Review the Zoning Administrator's decision under this section that has been determined not to be grandfathered

Variance: 925.06.A.3

Fences shall not be greater than 6 1/2' in height and 8' is requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

Notes:

Date of Hearing: October 6, 2011

Time of Hearing: 9:20

Zone Case 188 of 2011

5653 Callowhill Street

Zoning District: R1A-H

Ward: 11

Council District: 7, Patrick Dowd

Neighborhood: Highland Park

Applicant: Deanna Linzoain

Owner: Linzoain Property Management, L.P.

Parking Commercial (Limited) for 13 surface parking spaces

Variance: 911.02

Use not permitted in residential zone

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

Notes:

Date of Hearing: October 6, 2011

Time of Hearing: 9:30

Zone Case 193 of 2011

430 Cathedral Street

Zoning District:

Ward: 16

Council District: 3, Councilperson Bruce Kraus

Neighborhood:

Owner: Potter's House Ministries, Inc.

Applicant: same

Variance: 912.04.A

Use of 3 story structure
(former convent) as
transitional housing services
for a maximum of 17 women
with 24 hour a day staff,
multi-suite residential general

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

Notes:

Date of Hearing: October 6, 2011

Time of Hearing: 9:40

Zone Case 189 of 2011

2229 Arlington Avenue

Zoning District: R1D-H

Ward: 16

Council District: 3, Councilperson Bruce Kraus

Neighborhood: Arlington

Owner: Harry Tolbert

Applicant: Harry Tolbert

Use of incidental auto repair (limited) in an existing 1 story garage to
(2227 Arlington Avenue)

Variance: 912.05.C.1

use not permitted as an
accessory home
occupation

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: October 6, 2011

Time of Hearing: 9:50

Zone Case 190 of 2011

3719-21 Butler Street

Zoning District: LNC

Ward: 6

Council District: 7, Councilperson Patrick Dowd

Neighborhood: Lawrenceville

Applicant:

Owner:

New, 4-Story Multi-Use Structure, 1st floor a vanilla commercial box Space, and multi-unit residential above

Special Exception: 911.02 use of retail or restaurant (general) is a special exception in the LNC zoning district

Variance: 904.04.C 45 ft height requirement, and 55 ft required

Variance: 904.04.C 3 story height requirement, and 4 stories requested

Variance: 904.04.C 15 ft rear set back required and 0 ft requested

Variance: 904.04.C 3 story height requirement, and 4 stories requested

Variance: 904.04.C Floor Area Ration 2:1 required and 3.5:1 requested

Variance: 914.02 One parking loading dock required and zero requested

Past Cases & Decisions:
N/A

Notes:

Appearances
For Appellant:

Objectors:

Observers:

Date of Hearing: October 6, 2011

Time of Hearing: 10:00

Zone Case 191 of 2011

5513 Dunkirk Street

Zoning District: R2-H

Ward: 11

Council District: 9, Rev. Ricky Burgess

Neighborhood: East Liberty

Applicant: Jeremy Smith

Owner: Doug Cruze

Three off-site parking spaces at the rear of an existing 2 story structure with three dwelling units

Variance: 914.07.G.2(a)

Special Exception for 3 Off-Site parking stalls, for 3 dwelling units at 5515 Penn Avenue

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

Notes:

Date of Hearing: October 6, 2011

Time of Hearing: 9:40

Zone Case 133 of 2011

1406-1410 Monterey

Zoning District: R1A-H

Ward: 25th

Council District: 6, Councilperson R. Daniel Lavelle

Neighborhood: Central Northside

Karen Loysen - Owners/Applicant

New 3 story building for use as cultural services (limited) with 2 residential units. Accessory uses include café and bookstore.

Special Exception: 911.04.A.17

Cultural service limited is a special exception in the R1A zone

Variance: 911.04

2-Unit residential not permitted in the R1A zone

Special Exception: 914.11.A.1

8 parking spaces required; requesting an exception to off street parking schedule; providing 0 parking and loading spaces

Special Exception: 916.02.A.1 or 916.09 (Waiver)

Residential compatibility requires 15' interior side yard and rear setbacks; 0' provided on southerly interior; 3'7" provided on northerly interior; 3'4" provided on rear setback. Waiver requested

Past Cases & Decisions:

Notes:

Appearances

For Appellant:

Objectors:

Observers: