



**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**

**November 17, 2011**

**Date of Hearing:** November 17, 2011

**Time of Hearing:** 9:00

**Zone Case 219A of 2011**

4608 Plummer St

**Zoning District:** R1A-VH

**Ward:** 9

**Council District:** 7, Councilperson Patrick Dowd

**Neighborhood:** Lawrenceville

**Applicant:** Brian Mendelssohn

**Owner:** Morris Rebecca A.

Use of four chickens as accessory use to a single family dwelling.

**Variance:** 912.07.B (8)

3,000 sq. ft. required (for four chickens); and 1,200 sq. ft. requested.

Appearances

For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Occupancy 55331, dated 06/2/1989, permitted occupancy "three story one family dwelling with 8' X 10' storage shed in rear yard for household paraphernalia".

Certificate of Zoning Classification 176846, dated 05/22/2003; and described the present use of property as "three story one family dwelling with 8' X 10' storage shed in rear yard for household paraphernalia".

**Date of Hearing:** November 17, 2011

**Time of Hearing:** 9:10

**Zone Case 206 of 2011**

1801 Forbes Ave

**Zoning District:** LNC

**Ward:** 1

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

**Neighborhood:** Uptown

**Applicant:** Jeffrey Davis

**Owner:** Danielle Frederick and Monique Bord

31 parking spaces required for 43 units with bike reduction and 11 integral spaces provided

**Variance:** 914.02

31 parking spaces required (with bike reduction) and 11 integral spaces provided

**Variance:** 914.09.H

24 feet aisle width required and 20' 10" provided

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

ZBA Case #383 of 1983  
Special Exception granted for changing occupancy of existing 5 story building to an office building with 18 interior parking stalls, 1 interior loading dock, and 18 exterior parking stalls at 17 Fifth Ave.

ZBA Case #564 of 1992  
Special Exception granted for the occupancy on an existing 5 story structure for the storage of office records and furniture, with incidental office space, subject to the following conditions:  
1. Employee parking shall be within the structure  
2. There shall be no loading or unloading from Watson St.

**Notes:**

Certificate of Occupancy 21997, dated 9/26/1959 for "1st floor restaurant".  
Certificate of Occupancy 21664, dated 6/27/1969 for "restaurant (1<sup>st</sup> floor) and one family dwelling".

Certificate of Occupancy 30647, dated 8/5/1976 for "Wholesale Business for toys, novelties, and small household items".

Certificate of Occupancy # 67493, applied 11/20/1992, ZBA 564 of 1992 with permitted occupancy for "5 story structure for storage of office record and furniture with incidental office".

Certificate of Occupancy #7393, applied 1997, with permitted occupancy for "124 sq. ft. business ID wall sign and 7 sq. ft. electronic message wall board".

Certificate of Zoning Classification was applied for on 9/15/2011, and it was described on the application that current and proposed use was "warehouse office".

**Date of Hearing:** November 17, 2011

**Time of Hearing:** 9:20

**Zone Case 207 of 2011**

2723 West Liberty Ave

**Zoning District:** HC

**Ward:** 19

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

**Neighborhood:** Brookline

**Applicant:** Raymond G Gusty

**Owner:** Cochran RE LP

New one story Volkswagen Showroom building

**Variance:** 916.02.A(a) 30ft front setback for the first  
50ft;  
5' to 8' requested

**Variance:** 916.02.A.2(b) residential compatibility  
standard  
requires a rear setback 30ft and  
20 ft requested

Appearances

For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Zoning  
Classification was applied for  
on 12/2/2010 , and it was  
indicated on the application  
that the current use of  
property is: retail with  
apartments overhead and  
proposed use of property is:  
building to be demolish

**Date of Hearing:** November 17, 2011

**Time of Hearing:** 9:30

**Zone Case 210 of 2011**

5518 Walnut St

**Zoning District:** LNC

**Ward:** 7

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

**Neighborhood:** Shadyside

**Applicant:** Ferri Design/Christopher Ferri

**Owner:** Walnut Capital

One wall mounted sign per façade is permitted per tenant; two provided. The total maximum face area 80 sq ft is permitted; 160 sq ft requested.

**Variance:** 919.03.M.5

one wall mounted sign is permitted per façade per tenant and two provided

**Variance:** 919.03.M.5

a maximum of 80sq feet permitted and 160sq feet requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

Certificate of Occupancy #76718, dated 11/18/1998, for use "of existing two story structure for retail sale of household items".

**Date of Hearing:** November 17, 2011

**Time of Hearing:** 9:40

**Zone Case 211 of 2011**

3200 Kennett Sq

**Zoning District:** R1A-VH

**Ward:** 4

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

**Neighborhood:** South Oakland

**Owner:** Kim Chongwon & Bok Hee

**Applicant:** Ronald Jardini

Use of 1<sup>st</sup> floor as laundry mat and one residential unit above on the second floor and one behind(two total); use not permitted

**Variance:** 911.02

use of 1<sup>st</sup> floor as a laundry mat and one residential unit above on the second floor & one behind ; use not permitted in RIA zoning district

Appearances

For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Zoning Classification was applied for on 09/23/2011; and it was indicated on the application that the current and proposed use: commercial (1<sup>st</sup> floor) and two residential dwelling units (2<sup>nd</sup> floor).

**Date of Hearing:** November 17,2011

**Time of Hearing:** 9:50

**Zone Case 212 of 2011**

2001 Penn Ave

**Zoning District:** UI

**Ward:** 2

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

**Neighborhood:** Strip District

**Owner:** Troy Development Associates

**Applicant:** Michael Troiani

36 off – site parking stalls

**Special Exception:** 914.07.G.2

off –site parking areas shall be considered accessory uses; needs to be approve as a Special Exception

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

ZBA Case 216 of 2003

There was a request for a variance to occupy the 3d floor of an existing 3 story warehouse structure as one dwelling unit with a rooftop deck and 4 integral parking stalls on 1<sup>st</sup> floor; 1<sup>st</sup> floor and entire 2<sup>nd</sup> floor to remain vacant; and variance was granted.

**Notes:**

Applied for the Certificate of Zoning Classification on 5/23/1997; and described the present use of property as (commercial) -warehouse.

**Date of Hearing:** November 17, 2011  
**Time of Hearing:** 10:00

**Zone Case 213 of 2011**  
2300 Sarah St  
**Zoning District:** R1A-VH  
**Ward:** 16  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Side Flats  
**Applicant:** Mary Wolfe  
**Owner:** Donateli James

Four 8.5ft X 19ft off-site parking stalls as an accessory to 123 South 23 rd street.

**Special Exception:** 914.07.G.2                      off-site parking areas shall be considered accessory uses; needs to be approve as a Special Exception

**Variance:** 903.O3.E.2                                      5 ' interior side yard setback required and 0' requested

**Variance:** 903.O3.E.2                                      5 ' exterior side yard setback required and 1' requested

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
Certificate of Zoning Classification was applied for on 07/19/2007; and it was indicated on the application that the current use and the proposed use: is a "vacant land".

**Date of Hearing:** November 17, 2011

**Time of Hearing:** 10:10

**Zone Case 214 of 2011**

225 E Jefferson St.

**Zoning District:** R1A-VH

**Ward:** 25

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

**Neighborhood:** Central North Side

**Applicant:**

**Owner:** Humphries Roger L.

Three new 2 story single family attached dwellings; five foot interior set back require and two zero ft set back requested(for the structure)

**Variance:** 903.03.E.2

5' interior set back required  
and 0' requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A