



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

September 15, 2011

Date of Hearing: September 15, 2011

Time of Hearing: 9:00

Zone Case 170 of 2011

903 Madison St

Zoning District: NDO

Ward: 23

Council District: 1, Council President Darlene Harris

Neighborhood: Deutchetown

Applicant: Tony Pompeo

Owner: Madison Avenue Associates, L.P.

New, 17,000 sq ft, one story medical office building with 27 surface parking spaces at the rear property

Special Exception: 911.04.A.81 Use of 17,000 sq. ft. one story medical office building is a special exception in the NDO Zoning District

Special Exception: 914.07.G.2(a) Required 36 spaces for medical office building required and 27 requested at a rear (off-site) parcel across a way

Variance: 914.02.A Required 36 spaces for medical office building required and 27 requested at a rear (off-stie) parcel across a way

Variance: 904.01.C 10' rear setback required and 0' provided

Past Cases & Decisions:
N/A

Notes:
Previous address was 810 Trippoli Street; the parcels that are associated with that address are 24-J-229-01 & 02. There is a certificate of occupancy for 810 Trippoli Street, dated 1987, for "a portion of the first floor to be a day care facility."

Variance: 916.02.A.4(a)

front set back of 5'
required and 2'
provided as per the
residential
compatibility standards

Variance: 916.04.B

Dumpsters must be 30'
from residential
property, and 23'
provided

Appearances
For Appellant:

Objectors:

Observers:

Date of Hearing: September 15, 2011

Time of Hearing: 9:10

Zone Case 171 of 2011

2116 West Liberty Avenue

Zoning District: UI

Ward: 19

Council District: 4, Councilperson Natalia Rudiak

Neighborhood: Beechview

Applicant: Christopher K. Mitchell

Owner: Rohrich Cadillac, Inc.

43,800 sq. ft. two story addition to one story structure

Variance: 916.02.A.1(b)

residential compatibility standards for the rear set back 15' required and 0' requested

Variance: 916.02.A.1(c)

residential compatibility standards for the interior side yard setback 15' required and 10' requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA Case 53 of 1973- erection of one story accessory building in the rear; varaince was granted

Notes:

Certificate of Occupancy, "22217," dated 9/23/69, for use of "auto sales & service."

Certificate of Occupancy "26714," dated 7/9/1973; Automobile Sales Building, and one story accessory storage building as accessory use."

Certificate of Occupancy "37649," dated 11/13/1980, for "use of existing building for polishing of automobile accessories to Rohrich atuo Establishment."

Certificate of Occupancy, "29404," dated 11/25/1975, for "one story addition at side to automobile sales & service facility."

Various other permits over the years for the same use.

Date of Hearing: September 15, 2011

Time of Hearing: 9:20

Zone Case 99-A of 2011

5541 Stanton Ave.

Zoning District: R3-L

Ward: 11th

Council District: 7, Councilperson Patrick Dowd

Neighborhood: Highland Park

Patricia Cook – Owner/Applicant

Use of existing 2 story structure as multi-unit residential (8 units) with 5 off street parking stalls

Variance: 911.02

Multi-Unit residential uses not permitted in R3-L zone. 8 units requested

Variance: 914.02.A

Multi-unit minimum 1 space off street parking per unit; 5 off street parking spaces requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
Case 99 of 2011 was dismissed without prejudice, and the applicant was able to re-file for the case before you today

Zoning Board of Adjustment Case 18-A of 1993, there was an application for a variance for 5 dwelling units, and the board denied the request;

Zoning Board of Adjustment Case 186 of 1994, there was an application for a variance for 5 dwelling units, and the board denied the request for 5 dwelling units, 3 units were granted;

Zoning Board of Adjustment Case 199 of 1996, there was an application for a special exception and variance, for large personal care residence, and a variance for the square footage, they were both denied.

Notes:

Certificate of Zoning Classification was applied for on 6/4/2010, and it was indicated on the application that time that the proposed use was 4 dwelling units.

Date of Hearing: September 15, 2011

Time of Hearing: 9:30

Zone Case 174 of 2011

3326 Dawson Street

Zoning District: R1A-H

Ward: 4

Council District: 6, Councilperson Bruce Kraus

Neighborhood: Shadyside

Owner: Mario Fava

Applicant: Mario Fava

Use of three ornamental ponds, 2.5' x 6' at the rear of an existing 2 ½ story single family dwelling

Variance: 903.03.C.2

interior side yard setback
10' required and 6'
requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

Zoning Board Case 244 of 1990, the application was for a greenhouse at the rear, the abutting property owner did not show up, and the application for a variance was approved

Notes:

Date of Hearing: September 15, 2011

Time of Hearing: 9:40

Zone Case 176 of 2011

1303 Woodbine Street

Zoning District: R1D-L

Ward: 10

Council District: 7, Councilperson Patrick Dowd

Neighborhood: Stanton Heights

Owner: John & Lauren Shields

Applicant: John & Lauren Shields

Continued use of 6' to 5' to 4.5' decorative fence on the exterior side yard of an exist 2 story single family dwelling

Variance: 903.03.B.2

30' exterior side yard set back required and 10' requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: September 15, 2011 *Continued from August 4, 2011*

Time of Hearing: 9:50

Zone Case 145 of 2011

2408 Jane St

Zoning District: R1A-VH

Ward: 16

Council District: 3, Councilperson Bruce Kraus

Neighborhood: South Side Flats

Dennis Huet – Owners/Applicant

Erect 2, single-family attached dwellings with 2-car integral garages

Variance: 903.03.E

5' interior side yard setback required, 1' requested

Variance: 903.03.E

15' rear yard setback required, 11'3" and 2'5" requested

Variance: 903.03.E

1200 sf lot size required, 849 sf and 1025 st requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

1988—certificate of occupancy issued for continued use of existing structure as two-family dwelling with two outdoor parking stalls in the rear

Date of Hearing: September 15, 2011

Time of Hearing: 9:50

Zone Case 177 of 2011

441 Smithfield Street

Zoning District: GT-A

Ward: 2

Council District: 6, Councilperson R. Daniel Lavelle

Neighborhood: Downtown

Owner: Forbes Street Associates

Applicant: Dollar Financial Group, Inc.

Use of approx. 800 sq. ft. as a check cashing facility

Variance: 911.04.A.93

use of check cashing facility is not permitted in the GT zoning district

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

Zoning Board Case 483 of 1989, an application was made to occupy 1,762 sq ft as retail sales of tobacco products, newspapers, magazines, packaged foods, etc., and 215 sq. ft. as video game arcade. There were several conditions: 1) that there not be more than 10 video games 2) that the arcade be limited to 214 sq. ft. 3) That there be no exterior signage posting the arcade 4) Signage for the remaining use will be approved by the Zoning Administrator

Notes:

Certificate of Occupancy # 56840, 2/19/90, Use of first floor for retail sales of tobacco products, newspapers, magazines, packaged food items, etc. with portion of first floor for video arcade room with up to ten video games.

Various other occupancy permits on file for restaurant, pizza, shop, offices, etc.

Date of Hearing: September 15, 2011

Time of Hearing: 10:00

Zone Case 172 of 2011

139 7th Street

Zoning District: GT-C

Ward: 2

Council District: Councilperson R. Daniel Lavelle

Neighborhood: Downtown

Owner: Charles Pellegrini

Applicant: Strada, Architects

New, 14.77 sq. ft. electronic message business id sign

Variance: 919.03.O.3

Use of Electronic
Message Signage not
permitted in the GT-C
zoning district

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

Notes:

Certificate of Occupancy
#36301, dated 11/29/79, for
"Use of first floor for
restaurant with banquet
facilities on the second floor."

Date of Hearing: September 15, 2011 *Continued from July 28, 2011*

Time of Hearing: 10:10

Zone Case 95 of 2011

7401 Frankstown Ave.

Zoning District: RM-M

Ward: 13th

Council District: 9, Councilperson Rev. Ricky Burgess

Neighborhood: Homewood

Frank Harris – Owners/Applicant

Use of 1436 sq. ft. on 1st floor as club (general) with one dwelling unit on 2nd floor of existing 2 story structure

Variance: 911.04.A.89

Club (general) use not permitted in RM-M zone

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
This is the second continuance, the case was originally supposed to be held on the June 2, 2011

Notes:

Certificate of Occupancy # 46426, dated 5/7/1985, for "continued use of existing 2 story structure as a drug store on first floor, and two dwelling units above."
