



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

July 28, 2011

Date of Hearing: July 28, 2011

Time of Hearing: 9:00

Zone Case 129 of 2011

1821 Broadhead Fording Rd.

Zoning District: RM-M

Ward: 28th

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: Fairywood

Earnest Fullwood – Owner / Applicant

Use of 35 sq. ft. ground business ID sign (The Salvation Army
Worship and Community Service Center)

Variance: 919.03.N

Use of 35 sq. ft.
business ID sign; 12
sq. ft. permitted

Past Cases & Decisions:

Notes:

Appearances

For Appellant:

Objectors:

Observers:

Date of Hearing: July 28, 2011

Time of Hearing: 9:10

Zone Case 130 of 2011

330 Blvd. of the Allies

Zoning District: GT

Ward: 1st

Council District: 6, Councilperson R. Daniel Lavelle

Neighborhood: Downtown

Janis W. Koslow - Owner / Applicant

4 Professionally designed banners to advertise the university and add interest to student center building

Variance: 919.03.M.7

Total face area shall not exceed 80 sq. ft. and one sign per façade and not be elevated more than 40'; Applicant cannot meet those requirements

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

Notes:

Date of Hearing: July 28, 2011

Time of Hearing: 9:20

Zone Case 131 of 2011

286 and 294 Semple St.

Zoning District: RM-H

Ward: 4th

Council District: 6, Councilperson R. Daniel Lavelle

Neighborhood: West Oakland

Jason M. Roth – Owner/Applicant

Use of 6000 sq. ft. for career center with incidental community activities

Special Exception: 911.03.B

Use of 6000 sq. ft. for career center with incidental community activities

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

Notes:

Date of Hearing: July 28, 2011

Time of Hearing: 9:30

Zone Case 130 of 2011

1415 Boyle St.

Zoning District: R1A-VH

Ward: 25th

Council District: 6, Councilperson R. Daniel Lavelle

Neighborhood: Central Northside

Charles L. Yanders. - Owner / Applicant

Continued use of existing 2 story structure as 2 family dwelling

Variance: 911.02

Use not permitted in an
R1A-VH zone

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

Notes:

Date of Hearing: July 28, 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

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

Notes:

Date of Hearing: July 28, 2011

Time of Hearing: 9:50

Zone Case 132 of 2011

6508 Adelphia St.

Zoning District: R1D-L

Ward: 10th

Council District: 7, Councilperson Patrick Dowd

Neighborhood: Stanton Heights

Lynn H. McEldowney - Owners/Applicant

Use of 7' x 6' shed at the front and 6' privacy fence at the front to the rear of the property of an existing 2 story single family dwelling

Variance: 925.06.A.3

Use 6' privacy fence at the front of an existing lot; 30' setback required and 0' requested

Variance: 903.03.B.2

Front setback for shed 30' required and 11' requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

Notes:

Date of Hearing: July 28, 2011

Time of Hearing: 10:00

Zone Case 99 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 use 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:

Notes:

Date of Hearing: July 28, 2011

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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:

Notes: