



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

August 4, 2011

Date of Hearing: August 4, 2011

Time of Hearing: 9:00

Zone Case 134 of 2011

1522 Preble Avenue

Zoning District: UI

Ward: 21

Council District: 6, Councilperson R. Daniel Lavelle

Neighborhood: Manchester

Applicant: Michael D'Amico

90' x 60' one-story addition at the rear of an existing one-story auto body shop

Variance: 904.07.C.3

20' rear setback
required, 0' requested

Variance: 904.07.C.3

10' side yard setback
required, 0' requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

Notes:

Occupancy Permit issued
12/19/2001:

7000 sf structure to be used
as an auto body shop with no
mechanical repairs. 40 off-
street parking spaces.

Date of Hearing: August 4, 2011

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Zone Case 135 of 2011

1901 Warriors Rd

Zoning District: R1D-L

Ward: 28

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: Westwood

Thomas R. Bichler - Owner / Applicant

Continued use of a vinyl shed, exterior HVAC, parking pad, and 6' privacy fence

Variance: 925.06.A.2

4' open fence required, 6' privacy fence requested

Variance: 903.03.B

30' exterior side yard setback required, 5' requested

Variance: 914.09.H.1

8.5' x 19' parking pad is standard, **x is requested**

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

Notes:

Date of Hearing: August 4, 2011

Time of Hearing: 9:20

Zone Case 136 of 2011

500 Lloyd Street

Zoning District: R1D-L

Ward: 14

Council District: 9, Councilperson Rev. Ricky Burgess

Neighborhood: South Point Breeze

William Stevens– Owner/Applicant

Construction of a 1-car detached garage at the rear of an existing 2½-story single-family dwelling

Variance: 903.03.B.2

30' exterior side yard setback required, 3.75' requested

Variance: 912.04.B

5' rear setback required, 2.5' requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

Notes:

Date of Hearing: August 4, 2011

Time of Hearing: 9:30

Zone Case 139 of 2011

1701 Boulevard of the Allies

Zoning District: NDI

Ward: 1

Council District: 6, Councilperson R. Daniel Lavelle

Neighborhood: Bluff

Curran Development Corp. - Owner / Applicant

Construction of a new helistop for Mercy Hospital, for back-up use

Special Exception: 911.04.A.28

Helicopter landing facilities (helistops) are a special exception in NDI zoning districts

Special Exception: 911.04.A.31

Helistops are a special exception in NDI zoning districts

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

Notes:

Date of Hearing: July 28, 2011

Time of Hearing: 9:40

Zone Case 140 of 2011

2012 Sarah St

Zoning District: R1A-VH

Ward: 17

Council District: 3, Councilperson Bruce Kraus

Neighborhood: Southside Flats

Michael Wright - Owners/Applicant

Continued use of a two-family dwelling (up & down) at the front and a single-family dwelling at the rear

Special Exception: 903.03.E.2

1200 sf lot required,
approximately 1000 sf per
lot requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

1933—application for one-story addition over the rear portion of a one-family dwelling was DENIED, due to inadequate rear setback

Notes:

1982—application for certificate of zoning classification and legality of use was issued, for a 3-story 3-family dwelling

Date of Hearing: August 4, 2011

Time of Hearing: 9:50

Zone Case 141 of 2011

40 S. 19th St.

Zoning District: R1A-VH

Ward: 17

Council District: 3, Councilperson Bruce Kraus

Neighborhood: South Side Flats

Michael Wright - Owners/Applicant

Use of an 18' x 19' parking pad in the rear of a proposed 2-story, single-family dwelling

Variance: 903.03.E.2

5' exterior side yard setback required, 0' requested

Variance: 912.04 .C

5' accessory side yard setback required, 0' requested

Variance: 912.04.B

2' rear setback required, 0' requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

Notes:

6/13/2011—building permit issued for interior renovations of an existing 2-1/2 story structure as a single family dwelling

Date of Hearing: August 4, 2011

Time of Hearing: 10:00

Zone Case 142 of 2011

200 Railroad Street

Zoning District: GI

Ward: 6

Council District: 7, Councilperson Patrick Dowd

Neighborhood: Strip District

– Owner/Applicant

Restaurant with Liquor License (General)

Variance: 911.02

Restaurant with Liquor License (General) use not permitted in the GI zoning district

Variance: 914.03.c

Calculation of floor area for parking is 80% of total gross floor area (3000-600 = 2400 sf)

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZC 121 of 2009—approved for zoning as TV/Movie Production studio

Notes:

11/25/2009—temporary certificate of occupancy issued for use of 3200 sf on the first floor as a Restaurant (General) of existing one story structure, on the condition that the commercial cooking hood be completed

6/3/2008—certificate of occupancy issued for use of 300 sf of first floor of 2 story for Office (Limited) for Internet Auto Sales (no cars will be parked on property)

1/21/2001—application for building permit to install wall panel siding

Date of Hearing: August 4, 2011

Time of Hearing: 10:10

Zone Case 97 of 2011

1705 Fallowfield Ave

Zoning District: R1D-L

Ward: 19

Council District: 4, Councilperson Natalia Rudiak

Neighborhood: Beechview

Stephen Repasky – Owners/Applicant

Use of 6,000 sq. ft. lot as Urban Agriculture (accessory use) with animals (bees)

Special Exception: 912.07.B

Urban Agriculture (accessory use) with animals (bees) is a special exception in a residential zone

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

Continued from June 2, 2011

Notes:

Date of Hearing: August 4, 2011

Time of Hearing: 10:10

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:

Notes

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