



Text File

Introduced: 8/28/2015

Bill No: 2015-1937, **Version:** 3

Committee: Committee on Land Use and
Economic Development

Status: Passed Finally

Resolution approving a Conditional Use Application under the Pittsburgh Code, Title Nine, Zoning, Article V Chapter 911 Section 911.04.A.7 to Karen and Randall Woods, property owners, for authorization to operate a Bed and Breakfast (General) use at 1156 Portland Street, zoned "R2-M" Residential Two-Unit, Moderate Density District, 11th Ward, Council District No. 7

Whereas the Planning Commission of the City of Pittsburgh has made certain findings with regard to the conditional use application for the proposed expansion of the Bed and Breakfast (General) use located at 1156 Portland Street;

Whereas the Planning Commission of the City of Pittsburgh has recommended approval of this application for Conditional Use;

Whereas City Council has reviewed the record of the Planning Commission and herewith adopts the findings and recommendations of the Planning Commission.

Now; therefore, be it resolved by the City Council of the City of Pittsburgh as follows:

Section 1.

Upon a review of the record of the record as provided by the Planning Commission of the City of Pittsburgh, it is herewith affirmed that the proposed conditional use has properly met the standards as provided in the Pittsburgh Code Section 922.06.E.1 and that the following criteria was considered:

- a) That the development will not create detrimental visual impacts, such that the size and visual bulk of the proposed development is determined to create an incompatible relationship with the surrounding built environment, public streets, open spaces and land use patterns;
- b) That the development will not create detrimental transportation impacts, such that the proposed development is determined to adversely affect the safety and convenience of residential neighborhoods or of vehicular and pedestrian circulation in the vicinity of the subject tract, including traffic reasonably expected to be generated by the proposed use and other uses in the area given the existing zoning, land uses and proposed land use in the area;
- c) That the development will not create detrimental transportation impacts, such that the proposed development will result in traffic volumes or circulation patterns that exceed the capacity of streets and

intersections likely to be used by traffic to and from the proposed development;

- d) That the development will not create detrimental operational impacts, including potential impacts of hours of operation, management of traffic, servicing and loading operations, and any on-site operations associated with the ongoing functions of the use of the site, in consideration of adjacent and surrounding land uses which may have differing sensitivities to such operational impacts;
- e) That the development will not create detrimental health and safety impacts, including but not limited to potential impacts of noise, emissions, or vibrations from the proposed development or functions within the proposed site which would otherwise affect the health or safety of other as a direct result of the operation of the proposed use;
- f) That the development will not create detrimental impacts on the future and potential development of parcels in the vicinity of the proposed site of the development;
- g) That the development will not create detrimental impacts on property values.

Section 2.

It is further stated that the following findings of the Planning Commission are herewith adopted:

- a) That the proposed bed and breakfast is in an existing structure that is being renovated. The use will not create any detrimental visual impacts.
- b) That the proposed bed and breakfast will not create detrimental transportation impacts, as the parking requirements are being met and limited events will be for guests only.
- c) That the proposed bed and breakfast will not create detrimental transportation impacts that result in traffic volumes that exceed the capacity of the streets and intersections, since any increase in traffic can be accommodated by the existing streets;
- d) That the proposed bed and breakfast will not create detrimental operational impacts on nearby land uses as staff will be on premises 24 hours a day and limited events will be for guests only;
- e) That the proposed bed and breakfast will not create detrimental health and safety impacts since the use remains compatible in a residential zoning district;
- f) That the proposed bed and breakfast use will not create detrimental impacts on future development in the area since the use is permitted in the zoning districts, and there is no expansion of building or site area involved;

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- g) That the proposed bed and breakfast will not create detrimental impacts on property values in the area since the structure is being renovated and improved for the use.

Section 3.

Under the provisions of Section 911.04.A.7 of the Pittsburgh Code, approval is hereby granted to Randall and Karen Woods, property owners, for authorization to operate a Bed and Breakfast (General) use at 1156 Portland Street, zoned "R2-M" Residential Two-Unit, Moderate Density District, 11th Ward, Council District No. 7 City of Pittsburgh in accordance with Conditional Use Application No. 748 and accompanying site plan and drawings filed by City Development Consultants which are on file in the Office of the Zoning Administrator, Department of City Planning, and which are incorporated herein by reference thereto, subject to the following conditions:

1. The applicant receive the necessary dimensional variances from the Zoning Board of Adjustment.
2. The applicant maintain a daily register of guests as required by 911.04.A.7(h).
3. The applicant obtain a license to operate as per 911.04.A.7(g) prior to issuance of the final Certificate of Occupancy.
4. Any social and business functions be limited as per the requirements of 911.04.A.7(e).

Section 4. A copy of the Memorandum of Understanding between Randall and Karen Woods and the Highland Park Community Council is attached as Exhibit 1 as follows: