



**Date of Hearing:** February 14, 2013  
**Time of Hearing:** 9:10  
**Zone Case 33 of 2013**

5135 Fifth Ave

**Zoning District:** RM-M  
**Ward:** 7  
**Council District:** 8, Councilperson William Peduto  
**Neighborhood:** Shadyside  
**Applicant:** GFM 13 LANCO LP (prospective owner)  
**Owner:** Hamburg David

New three story structure for use as an office (general) with 33 parking spaces integral garage.

**Special Exception:** 921.03.C.2 reconstruction of a nonconforming structure shall be authorize as a Special Exception

**Variance:** 921.02.A.1(a) limit on enlargement of a nonconforming structure 15%; 323% requested

**Variance:** 903.03.C.2 minimum 25ft front setback required and 0ft proposed  
minimum 25ft rear setback required and 0ft proposed  
minimum 10ft interior side setback required and 0ft proposed  
maximum height 40ft permitted and 49ft proposed

**Variance:** 916.04.C parking shall not be located within 15ft of residential property; 0ft requested

**Past Cases and Decisions:**

ZC # 37 of 2008, the appellant's request for a 3-story multi-unit residential structure with 16 dwelling units and 16 parking spaces was granted.

**Notes:**

Certificate of Occupancy 37920, dated 1/15/1981, permitted occupancy "Day nursery and architectural offices with six stall rear parking area (new rear extension)".

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Appearances  
For Appellant:

Objectors:

Observers:

**Date of Hearing:** February 14, 2013  
**Time of Hearing:** 9:20  
**Zone Case 34 of 2012**

6717 Reynolds St

**Zoning District:** R1D-L

**Ward:** 14

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

**Neighborhood:** Point Breeze

**Applicant:** Consolidated Window & Remodeling

**Owner:** Lieberman Irving & Evelyn

16'6" x 14' one story addition at rear of two story single family dwelling.

**Variance:** 903.03.B.2      minimum 5ft interior side setback required and 11inch requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

Certificate of Occupancy 61230, dated 9/19/1991, permitted occupancy" Two story one family dwelling with 3 ½ 'high open picket fence along front property line".

**Date of Hearing:** February 14, 2013  
**Time of Hearing:** 9:30  
**Zone Case 35 of 2012**

73 E Carson St (1 E Carson St)

**Zoning District:** SP-4  
**Ward:** 17  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Shore  
**Applicant:** American Natural  
**Owner:** Forest City Station Square Associates LP

Existing ground sign replacement with 121 sq. ft. electronic business ID sign and four gas station canopy signs.

**Variance:** 919.03.O.3                      electronic non-advertising signs are not permitted in SP-4 zoning district

**Variance:** PLDP sign guidelines, Station Square, SP-4

Ground signs shall be a maximum of 27 sq. ft. of sign face area and 121 sq. ft. requested;  
not higher than 10ft above the grade permitted and 30ft requested

canopy signs are not permitted in SP-4 zoning district and 4 signs requested

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
Certificate of Occupancy 42108, dated May 12, 1983, permitted occupancy "Automobile & gasoline service station".