



Date of Hearing: June 19, 2014
(continued from March 13, 2014)
Time of Hearing: 9:00
Zone Case 39 of 2014

210 Ophelia St

Zoning District: R1A-VH
Ward: 4
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: South Oakland
Applicant: Evan Manager Three INC
Owner: Evan Manager Three INC

New two story two family residential structure with two car parking pad at front; one to six foot high retaining wall on easterly side.

Variance: 911.04.A use of two family dwelling is not permitted
In R1A zoning district

Variance: 903.03.e.2 for parking area:
minimum 5ft interior side (easterly side)
required and 3ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

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Time of Hearing: 9:20
Zone Case 139 of 2014

630 S Millvale Ave

Zoning District: R1A-H
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: Bloomfield
Owner: V-CIP
Applicant: Greg Voelker

Side walk café, accessory to existing non-conforming restaurant.

Special Exception: 921.02.A.1 expansion of a non-conforming use is a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 415 of 1990, Special Exception granted for the occupancy of the first floor of an existing two-story structure as a restaurant(bar) with live entertainment(disc jockey), with one dwelling unit above to remain at 630 S Millvale Ave, subject to the conditions.

Notes:

Certificate of Occupancy 59648, dated 2/19/1991, permitted occupancy "Two story structure with restaurant (bar) on first floor and one dwelling unit above.

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Zone Case 140 of 2014

1224 Trevanion Ave

Zoning District: P
Ward: 14
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Regent Square
Owner: Grinberg Harold D & Linda D Jeub
Applicant: Brnardic Corporation

14ft x 6ft one story addition to single family dwelling.

Variance: 905.01.C.2 minimum 30ft front setback required and
16ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy
81706, dated 8/2/2001,
permitted occupancy "Two
story one family dwelling with
two car detached garage and
16'x25' open deck in rear".

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Zone Case 141 of 2014

1014 Fifth Ave

Zoning District: UNC
Ward: 1
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Bluff
Applicant: Sign Innovation ET AL
Owner: Blue Line Capital LP

Relocate 4'5" x 9'3" business ID wall-mounted sign for "UPTOWN" restaurant.

Variance: 919.03.M.5(a) shall be mounted no higher than 20ft;
62ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
ZC 27 of 2014, applicant's request for 4'5" x 9.25' one new business ID wall mounted sign for the restaurant "UPOWN" and three non-advertising canopy signs was approved.

Notes:
Temporary occupancy certificate 7782, dated 4/15/2014, use: Temporary occupancy of 5 apartments on second and 5 apartments on third floor of four story structure.

Temporary occupancy certificate 7768, dated 1/3/2014, use: temporary occupancy of 4100 sq. ft. on fourth floor for restaurant (bar) outdoor areas on fourth floor; not accessible .expires May 05, 2014.

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Zone Case 142 of 2014

2728 Murray Ave /2734 Murray Ave

Zoning District: RM-M
Ward: 14
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Squirrel Hill
Applicant: Andrew Hardy
Owner: Care Network

Use of 1,420 sq. ft. as office (limited) in one story structure.

Special Exception: 921.02.A.4 change from a one nonconforming use to another is a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
ZBA 500 of 1987, special exception granted for retail pharmacy in portion of first floor with wholesale pharmacy in basement.

Notes:

Certificate of Occupancy 53012, dated 4/4/1988, permitted occupancy "Use of first floor as a pharmacy with basement".

Certificate of Occupancy 61052, dated 8/26/1991, permitted occupancy "One story structure as a hair salon with eight chairs, approximately 1,600 sq. ft."

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Zone Case 143 of 2014

900 W North Ave

Zoning District: NDI
Ward: 22
Council District: 1 ,Councilperson Darlene Harris
Neighborhood: Central Northside
Applicant: Northeastern Uniform
Owner: Kenny Realty Investments

Use of existing one and two-story building for retail and services(general) with 13 on-site parking spaces(1 ADA space) and 8 off-site parking spaces.

Special Exception: 914.07.G.2.a off-site parking is a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZC 182 of 1997, Special Exception granted for the occupancy of an existing two story structure as a business for the printing, laminating, and binding of printed materials and for the occupancy of 4,966 sq. ft. of an existing outdoor parking area, subject to the conditions.

Notes:

Certificate of Occupancy 89971, dated 5/3/2006, permitted occupancy "Two story structure for the use of manufacturing ceramic and related crafts with 4,966 sq. ft. existing outdoor parking lot(including 1 handicapped stall)".

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Time of Hearing: 10:10
Zone Case 144 of 2014

3622 Smallman St

Zoning District: R1A-VH
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lower Lawrenceville
Applicant: JSK Construction
Owner: Joseph Konzier

16ft x 20ft one story detached garage at rear of single family dwelling.

Variance: 903.03.E.2 minimum 5ft interior side setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 247 of 2013, applicant's request for a new three story single family attached dwelling with 9'x20' one car parking pad at rear was approved.

Notes:

N/A

