



**Date of Hearing:** June 26, 2014  
**Time of Hearing:** 9:00  
**Zone Case 145 of 2014**

3302 Ward St

**Zoning District:** R1A-VH  
**Ward:** 4  
**Council District:** 6 ,Councilperson R. Daniel Lavelle  
**Neighborhood:** South Oakland  
**Applicant:** Abraham Justin  
**Owner:** Abraham Justin

Existing 5.3ft high wall and one car parking pad at rear of existing structure.

**Variance:** 903.03.E.2 for a parking pad:  
  
minimum 5ft rear setback required and 0.5ft requested  
minimum 5ft interior side setback required and 1ft requested  
minimum 5ft exterior side setback required and 1ft requested  
  
for a wall:  
minimum 5ft exterior side setback required and 0ft requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**  
ZC # 31 of 1990, special exception denied for occupancy of the first floor of an existing 2 ½ story structure as a take-out pizza shop with one dwelling unit in the upper floor to remain.

**Notes:**  
Certificate of Occupancy 40115, dated 5/7/1982, permitted occupancy "First floor grocery store and upper floors total of one dwelling unit".

**Date of Hearing:** June 26, 2014  
**Time of Hearing:** 9:10  
**Zone Case 147 of 2014**

2450 Wylie Ave

**Zoning District:** RM-M  
**Ward:** 5  
**Council District:** 6 , Councilperson R. Daniel Lavelle  
**Neighborhood:** Middle Hill  
**Applicant:** Cleo & Charles LLC  
**Owner:** Cleo & Charles LLC

Existing building renovation for use as a restaurant (limited) on first floor and continued use of one dwelling unit on upper floors.

**Variance :** 911.04.A.56            use of a restaurant (limited) is not permitted in RM-M zoning district

**Variance:** 914.02                one on-site parking space required and 0 requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy 57803, dated 8/7/1990, permitted occupancy "Two existing business ID wall signs".

**Date of Hearing:** June 26, 2014  
**Time of Hearing:** 9:20  
**Zone Case 150 of 2014**

3601 Butler St

**Zoning District:** LNC  
**Ward:** 6  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Lower Lawrenceville  
**Owner:** Goeller Family Revocable Living Trust  
**Applicant:** Irwin M. Fletcher ,LP

New construction of a four story structure for use as a retail sales and services (general) and use of upper floors as 15 dwelling units; 14 parking spaces integral garage.

**Variance:** 904.02.A.2      maximum height 45ft/3 stories permitted and 4stories/58ft 8inch requested  
  
   maximum FAR 2:1 permitted and 3.78:1 requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** June 26, 2014  
**Time of Hearing:** 9:30  
**Zone Case 153 of 2014**

3025 Banksville Rd (3100 Banksville Rd)

**Zoning District:** HC(SS-O,UM-O)  
**Ward:** 20  
**Council District:** 2,Councilperson Theresa Kail-Smith  
**Neighborhood:** Banksville  
**Owner:** Steve Liadis  
**Applicant:** Liadis Steve A & Mary Alyce

New construction (or in the alternative an addition to existing structure) with six parking spaces(1ADA) for use as office space with some internal parking/storage.

Concept A

**Variance:** 922.04.E.2.a.i shall have consistent setback with adjacent buildings along the street; adjacent buildings have 25' and 13' and 1ft is requested

**Variance:** 922.04.E.2.c.i shall not have uninterrupted elevation façade greater than 1 ½ times the height of the building; no interruption or relief provided

**Variance:** 922.04.E.2.d.i-iii landscaping is required in parking lots, facades, and the periphery of the site, and a reduction is requested

**Variance:** 914.010.A one loading space required and 0 requested

**Variance:** 918.02.C 4 street trees required and 0 requested

**Variance:** 918.03.A off-street parking areas shall be screened;0 screening requested

**Variance:** 915.02.A.d the bottom of the cut or filled slopes shall be located no less than 5ft from any building or parking area, 0ft requested

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

**Notes:**

Certificate of Occupancy 200602491, dated 9/5/2006, permitted occupancy "Use of existing two story structure as restaurant (limited) with 12 outdoor parking stalls-less than 50 persons".

Concept C

**Variance:** 922.04.E.2.c.i shall not have uninterrupted elevation façade greater than 1 ½ times the height of the building; no interruption or relief provided

**Variance:** 922.04.E.2.d.i-iii landscaping is required in parking lots, facades, and the periphery of the site, and a reduction is requested

**Variance:** 922.04.E.2.e parking shall be in the rear and side , front parking is requested

**Variance:** 914.010.A one loading space required and 0 requested

**Variance:** 918.02.C 4 street trees required and 0 requested

**Variance:** 918.03.A off-street parking areas shall be screened;0 screening requested

**Variance:** 915.02.A.d the bottom of the cut or filled slopes shall be located no less than 5ft from any building or parking area, 0ft requested

Appearances

For Appellant:

Objectors:

Observers:

**Date of Hearing:** June 26, 2014  
**Time of Hearing:** 9:40  
**Zone Case 151 of 2014**

3374 Dawson St

**Zoning District:** R1A-H  
**Ward:** 4  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Oakland  
**Applicant:** Tsui Fu-Chiang & Fen-Fang  
**Owner:** Tsui Fu-Chiang & Fen-Fang

Use of existing two story structure as two dwelling units; continued use of existing two car parking stalls at rear.

**Variance:** 911.02            use of two family dwellings is not permitted in R1A zoning district

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy 200601915, dated 7/27/2006, permitted occupancy "Two 8' 1/2 x 19' outdoor rear parking stalls accessory to two story single family dwelling".

**Date of Hearing:** June 26, 2014  
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**Zone Case 149 of 2014**

2812 Middletown Rd

**Zoning District:** R2-L

**Ward:**

**Council District:** 2, Councilperson Theresa Kail-Smith

**Neighborhood:** Crafton Heights

**Applicant:** Lageman Rachel

**Owner:** Lageman Rachel

16ft x 16ft one story front addition to single family dwelling.

**Variance:** 903.03.B.2

minimum 5ft interior side setback  
required and 3ft requested

minimum 30ft front setback required  
and 13ft requested

Appearances

For Appellant:

Objectors:

Observers:

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

**Notes:**

N/A

**Date of Hearing:** June 26, 2014  
**Time of Hearing:** 10:00  
**Zone Case 152 of 2014**

5424 Hampton St

**Zoning District:** R2-M  
**Ward:** 10  
**Council District:** 7 ,Councilperson Deborah Gross  
**Neighborhood:** Morningside  
**Applicant:** Hart Architectural Services  
**Owner:** Maloney Gerald

40ft x 24ft 1 ½ story addition to existing single family dwelling and 22ft x24ft two car detached garage at rear.

**Variance:** 903.03.C.2      minimum 30ft front setback required and 24ft requested

minimum 30ft exterior side setback required and 24ft requested(for the addition); and 2ft requested(for the garage)

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** June 26, 2014  
**Time of Hearing:** 10:10  
**Zone Case 159 of 2014**

731 Copeland St

**Zoning District:** LNC  
**Ward:** 7  
**Council District:** 8, Councilperson  
**Neighborhood:** Shadyside  
**Applicant:** Steel City Spin  
**Owner:** Costanzo Richard E & Renee

Use of 1,600 sq. ft. of second floor of the existing structure as recreation and entertainment indoor (limited); cycle club.

**Variance:** 914.02                      three additional parking spaces required and 0 requested

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Occupancy 83790, dated 10/02/2002, permitted occupancy "Two-story block and brick structure with 1,700 sq. ft. restaurant (no live entertainment) on first floor and 1,700 sq. ft. office second floor with one off-street parking area".

