



**Date of Hearing:** April 30, 2015  
**Time of Hearing:** 9:00  
**Zone Case 100 of 2015**

2575 Smallman St (3 Smallman St)

**Zoning District:** UI  
**Ward:** 2  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Strip District  
**Applicant:** Oxford Development Co  
**Owner:** Terminal Leasing INC

Construction of a four story office building with first level integral parking and accessory surface parking.

**Variance:** 904.07.C      minimum 20ft rear setback required and 10ft requested

**Variance:** 914.02.A      106 parking spaces required and 90 spaces requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** April 30, 2015

**Time of Hearing:** 9:10

**Zone Case 72 of 2015**

5810-12 Rippey St

**Zoning District:** R2-M

**Ward:** 11

**Council District:** 9, Councilperson Rev. Ricky Burgess

**Neighborhood:** East Liberty

**Applicant:** Saint Clair Apartments LP

**Owner:** Saint Clair Apartments LP

Use of existing 3 story structure as two residential units with a group of unrelated persons up to twelve in each unit.

**Variance :** 926-6.76(b) not more than 3 unrelated people is permitted

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy 36823, dated 4/23/1980, permitted occupancy "Multiple family dwelling with four units".

**Date of Hearing:** April 30, 2015  
**Time of Hearing:** 9:20  
**Zone Case 73 of 2015**

1908 E Carson St

**Zoning District:** LNC

**Ward:** 17

**Council District:** 3, Councilperson Bruce Kraus

**Neighborhood:** South Side Flats

**Owner:** 1908 E Carson St LLC

**Applicant:** Fukui Architects PC

Sidewalk café for the existing restaurant.

**Variance:** 911.04.A.68(e) shall not be placed within 5ft of building corner

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

ZBA 558 of 1984, Special Exception and variance granted to erect a 1-story, 80'x24' rear extension to existing 3-story structure and continue occupancy as a restaurant and cocktail lounge 1<sup>st</sup> floor with 1 unit on 2<sup>nd</sup> floor and 2 sleeping rooms on 3<sup>rd</sup> floor.

**Notes:**

Certificate of Occupancy 53183, dated 5/2/1980, permitted occupancy "Restaurant and cocktail lounge on first floor, one dwelling unit on second floor, third floor two sleeping rooms".

**Date of Hearing:** April 30, 2015

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**Zone Case 74 of 2015**

5000 Forbes Ave

**Zoning District:** EMI

**Ward:** 14

**Council District:** 8 ,Councilperson Daniel Gilman

**Neighborhood:** Squirrel Hill North

**Owner:** Carnegie Mellon Institute

**Applicant:** Carnegie Mellon Institute

Increase height of existing accessory fence around athletic field from 19.5ft to 29.5ft.

**Variance:** 925.06.A.3      maximum height 20ft open fence permitted  
                  912.04.E      and 29.5ft requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** April 30, 2015  
**Time of Hearing:** 9:40  
**Zone Case 75 of 2015**

5076 Parish Ln

**Zoning District:** R1D-VL

**Ward:** 14

**Council District:** 8, Councilperson Daniel Gilman

**Neighborhood:** Squirrel Hill North

**Applicant:** JA Sauer Heating & Air Conditioning

**Owner:** Johnson E C Crocker Bruce I

3 existing HVAC units at front of single family dwelling.

**Variance:** 903.03.A.2      minimum 30ft front setback required and  
6ft requested

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

ZBA 410 of 1989, variance granted to erect a 3 ½ story, one family dwelling with a 2 car integral garage.

**Notes:**

N/A

**Date of Hearing:** April 30, 2015  
**Time of Hearing:** 9:50  
**Zone Case 104 of 2015**

1516 Brighton Rd

**Zoning District:** LNC  
**Ward:** 25  
**Council District:** 6, Councilperson R. Daniel Lavelle  
**Neighborhood:** Central Northside  
**Applicant:** Sign Stat  
**Owner:** Northside Real Estate LP

101.6 sq. ft. wall mounted business ID sign for Dollar Tree.

**Variance:** 919.03.M.5            maximum 80sq. ft. in sign face area  
permitted and 101.6 sq. ft. requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy 87517, dated 10/21/2004, permitted occupancy "One 36"x26' (79sq. ft.) illuminated business ID wall sign, one 30"x22'9" (52sq. ft.) illuminated wall sign, one 7'x10' (70sq. ft.) illuminated business ID ground sign for retail (general) facility".

**Date of Hearing:** April 30, 2015  
**Time of Hearing:** 10:00  
**Zone Case 79 of 2015**

1741 Parkview Blvd

**Zoning District:** RP  
**Ward:** 14  
**Council District:** 5 ,Councilperson Corey O'Connor  
**Neighborhood:** Squirrel Hill South  
**Applicant:** MRRC Summerset II LP  
**Owner:** MRRC Summerset II LP

One HVAC unit for single family detached dwelling.

**Variance:** 909.2.C.2(e)      minimum 5ft interior side setback  
required and 3ft requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Residential building permit  
14-B-01445, occupancy is for  
"Use of 2 story single family  
dwelling with rear integral  
garage".

**Date of Hearing:** April 30, 2015  
**Time of Hearing:** 10:10  
**Zone Case 80 of 2015**

215 N Highland St (5967 Broad St)

**Zoning District:** UNC  
**Ward:** 11  
**Council District:** 9, Councilperson Rev. Ricky Burgess  
**Neighborhood:** East Liberty  
**Applicant:** Three Mugs Brew Pub LLC  
**Owner:** 2414 Morgan LLC

Use of portion of first floor and basement as restaurant (general).

**Special Exception:** 911.04.A.57 use of restaurant(general) is a  
Special Exception in UNC zoning district

**Variance:** 914.02.A          6 on-site parking spaces required and  
0 requested

(Alternatively)

**Special Exception:** 914.07.G.2(a) off-site parking spaces will be  
provided

Appearances

For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Occupancy  
85791, dated 11/6/2003,  
permitted occupancy  
"Cosmetology salon 4700  
sq. ft. 1<sup>st</sup> floor basement and  
mezzanine".
