



**Date of Hearing:** May 7, 2015  
**Time of Hearing:** 9:00  
**Zone Case 82 of 2015**

5735 Baum Blvd

**Zoning District:** UNC  
**Ward:** 8  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** East Liberty  
**Applicant:** JTB Sign Service  
**Owner:** Friend Edwin D

Reface the existing ground sign (same size, same location) and add LED section for pricing.

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

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Occupancy 71907, dated 8/8/1995, permitted occupancy "One story gasoline station (self-service) with convenience store, restrooms, office, storage area, and canopy over gasoline station".

Certificate of Occupancy 72633, dated 12/10/1995, permitted occupancy "One 59sq. ft. double faced business ID illuminated ground sign and two 9.91 sq. ft. canopy signs, and 6.36 sq. ft. wall sign".

**Date of Hearing:** May 7, 2015  
**Time of Hearing:** 9:10  
**Zone Case 83 of 2015**

1910 Broadway Ave

**Zoning District:** R1D-H  
**Ward:** 19  
**Council District:** 2 , Councilperson Theresa Kail-Smith  
**Neighborhood:** Beechview  
**Applicant:** Carnegie Library of Pittsburgh  
**Owner:** City of Pittsburgh

Erect one 15ft high pole business ID sign with LED lettering at front of existing library.

**Variance :** 919.03.N.2(c)      maximum height 12ft permitted and 15ft requested

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

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

ZBA 50 of 2014, the applicant's request for two story front and interior side additions to existing library building was approved with condition.

**Notes:**

Certificate of Occupancy 20348, dated 5/21/1968, permitted occupancy "Public library".

Certificate of Occupancy 64878, dated 5/6/1993, permitted occupancy "20 sq. ft. library ID double face post sign".

Certificate of Occupancy OCC10-08656, dated 6/16/2011, permitted occupancy "2.33'x5.5' non-illuminated ground/pole business ID sign "Carnegie library of Pittsburgh Beechview" at front of existing one story structure".

**Date of Hearing:** May 7, 2015  
**Time of Hearing:** 9:20  
**Zone Case 84 of 2015**

6604 Hamilton Ave

**Zoning District:** UI  
**Ward:** 12  
**Council District:** 9, Councilperson Rev. Ricky Burgess  
**Neighborhood:** Larimer  
**Owner:** Reiling Manufacturing Co INC  
**Applicant:** Reiling Manufacturing Co INC

Replace the existing 15ft high retaining wall.

**Variance:** 915.02.A.1(e)      maximum 10ft in height retaining wall is permitted and 15ft requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** May 7, 2015  
**Time of Hearing:** 9:30  
**Zone Case 95 of 2015**

2710(2704) Murray Ave

**Zoning District:** LNC/RM-M  
**Ward:** 14  
**Council District:** 5 ,Councilperson Corey O'Connor  
**Neighborhood:** Squirrel Hill South  
**Owner:** GMB Development LP  
**Applicant:** Dunn & Associates INC

Construction of five story multi-family building (23 units total) with 22-car parking garage and one off-street parking space.

**Variance:** 904.02.C            maximum height 45ft/3 stories permitted and 60ft/5stories proposed

maximum FAR 2:1 permitted and 2.93:1 requested

**Variance:** 903.03.C.2        minimum lot size per unit 1,800sq. ft. required and 560sq. ft. per unit requested

minimum 25ft front setback required and 0ft provided

minimum 10ft interior side setback required and 5'2" provided

minimum 25ft rear setback required and 5'1" provided

**Variance:** 916.02.B.2        structures shall not be taller than 50ft within 100ft of residential

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Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy 29895, dated 3/10/1976, permitted occupancy "Funeral home with three chapels and minor parking area for 15 cars(new ext., and addition)".



**Date of Hearing:** May 7, 2015  
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**Zone Case 86 of 2015**

1814 Larkins Way

**Zoning District:** R1A-VH  
**Ward:** 17  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Side Flats  
**Applicant:** Stackawitz David M & Harry O  
**Owner:** Stackawitz David M & Harry O

New 40'x 60' one story attached garage accessory to single family dwelling located at 1715 Edwards Way.

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

**Variance:** 912.04.E      maximum height 15ft permitted and 18ft requested

**Variance:** 912.04.B      minimum 5ft rear setback required and 0ft requested

**Variance:** 912.01.D      accessory uses must be located on the same zoning district as the primary use

**Variance:** 914.02.A      maximum 4 off-street automobile spaces allowed

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A

**Date of Hearing:** May 7, 2015  
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**Zone Case 88 of 2015**

1731 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 4ft requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Building permit 14-B-03037, dated 9/9/14, occupancy is for "New 2 story single family dwelling with 2 car integral rear garage".

**Date of Hearing:** May 7, 2015  
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**Zone Case 89 of 2015**

1759 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 2ft requested

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**

Building permit 14-B-01482, dated 5/22/2014, occupancy is for "Use as 2 story single family attached dwelling with rear attached garage".
