



**Date of Hearing:** August 20, 2015  
**Time of Hearing:** 9:10  
**Zone Case 201 of 2015**

401 N Highland Ave

**Zoning District:** UNC, RM-M, R2-M  
**Ward:** 11  
**Council District:** 9, Councilperson Rev. Ricky Burgess  
**Neighborhood:** East Liberty  
**Applicant:** Brenenburg Brown Group  
**Owner:** Family lynks INC

Off-site parking for office use to be provided at 423-427 Selma St and 5914 Stanton St (total 39 parking spaces).

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

**Variance:** 921.03.D enlargement of a nonconforming use; expansion of existing 22 spaces to 39 parking spaces

**Variance:** 903.03.C.2 minimum 25ft in RM-M and 30ft in R2-M front setback required and 2ft requested (423-427 Selma St)

minimum 5ft in R2-M and 10ft in RM-M interior side setback required and 0ft requested (423-427 Selma St)

**Variance:** 922.04.E.3.e.i no parking shall be located between the front building façade and the front lot line and 6 parking spaces requested at 401 N Highland Ave

**Variance:** 925.06.A.2&3 maximum height 4ft permitted and 8ft proposed ( fence on the street side yard)

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Occupancy 69713, dated 1994, permitted occupancy " Senior citizen center including an adult day care portion of first floor(#421) and a 8' high solid fence above 2'3" high retaining wall with 31 outdoor parking stalls(4 handicapped) and 22 additional stalls across Selma St (one story 18'x13' wide connection between structures)".

Certificate of Occupancy 87041, dated 7/25/2004, permitted occupancy "School (limited) for up to 75 students".

**Date of Hearing:** August 20, 2015

**Time of Hearing:** 9:20

**Zone Case 184 of 2015**

208-212 N Highland Ave(parcel 83-R-201)

214 N Highland Ave (parcel 83-R-202)

**Zoning District:** UNC

**Ward:** 11

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

**Neighborhood:** East Liberty

**Owner:** Lesoon Edward J Sr & Edward J Jr

**Applicant:** Lesoon Edward J Sr & Edward J Jr

Use of first floor of existing structure as restaurant (general) and use of upper floors as three dwelling units(parcel 83-R-201); use of first floor of existing structure as retail sales and services(limited) and use of upper floors for two dwelling units(parcel 83-R-202).

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

**Variance:** 914.02 parking spaces required

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

Certificate of Occupancy 57550, dated 6/27/1990, permitted occupancy "3 story structure with jewelry store on first floor and offices on upper floors" (parcel 83-R-201).

Certificate of Occupancy 77958, dated 8/18/1999,permitted occupancy "First floor foster parent training and employee training center".(parcel 83-R-202)

**Date of Hearing:** August 20, 2015  
**Time of Hearing:** 9:30  
**Zone Case 229 of 2015**

486 S Graham St

**Zoning District:** UNC  
**Ward:** 8  
**Council District:** 7 ,Councilperson Deborah Gross  
**Neighborhood:** Bloomfield  
**Owner:** Albright United Methodist Church of Pittsburgh  
**Applicant:** Ross Development Company

Construct new one story, multi-tenant building with 27 parking spaces.

**Special Exception:** 911.02/913.03.F  
drive through is a Special Exception in UNC zoning district

**Variance:** 904.04.C  
minimum 20ft rear setback required and 0ft provided for accessory parking and dumpster

**Variance:** 914.10.C.4  
loading spaces are located in vehicular drive lanes

**Variance:** 914.09.C  
queue lane shall be designed to not conflict with other vehicular traffic

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy 83699, dated 9/17/2002, permitted occupancy "Church with 6ftx14ft entrance canopy and 3ft retaining walls".

**Date of Hearing:** August 20, 2015  
**Time of Hearing:** 9:40  
**Zone Case 186 of 2015**

131 46<sup>th</sup> St

**Zoning District:** R1A-VH  
**Ward:** 9  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Central Lawrenceville  
**Applicant:** Dew Ryan  
**Owner:** Dew Ryan

12' x 10' second level deck for 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:**

N/A  
**Notes:**  
N/A

**Date of Hearing:** August 20, 2015  
**Time of Hearing:** 9:50  
**Zone Case 187 of 2015**

1457 Denniston St

**Zoning District:** R2-L  
**Ward:** 14  
**Council District:** 8, Councilperson Daniel Gilman  
**Neighborhood:** Squirrel Hill North  
**Applicant:** Feder Richard C & Helen R  
**Owner:** Feder Richard C & Helen R

One story addition & 8' x 18.5' deck at rear of single family dwelling.

**Variance:** 903.03.B.2      minimum 5ft interior side setback required  
and 2ft requested(addition and deck)

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** August 20, 2015

**Time of Hearing:** 10:00

**Zone Case 188 of 2015**

308 S Highland Ave

**Zoning District:** RM-H

**Ward:** 7

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

**Neighborhood:** Shadyside

**Applicant:** RGB Shadyside LLC

**Owner:** RGB Shadyside LLC

8.5ft x 11.5ft deck and exterior stairs at rear of existing multifamily dwelling.

**Variance:** 903.03.D.2      minimum 25ft exterior side setback required and 6'8" requested(deck)

minimum 10ft interior side setback required and 1ft requested(stairs)

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

ZBA 292 of 2013, applicant's request for use of existing structure as four dwelling units with 3-car parking area at rear was approved with conditions.

**Notes:**

Certificate of Occupancy 60969, dated 8/20/1991, permitted occupancy "Three story one family dwelling with 6 ½ high stockade fence along south side property line and 3 1/2 high open lattice work fence along rear and north side property line".



**Date of Hearing:** August 20, 2015  
**Time of Hearing:** 10:20  
**Zone Case 208 of 2015**

5854 Solway St

**Zoning District:** R1D-VL  
**Ward:** 14  
**Council District:** 8, Councilperson Daniel Gilman  
**Neighborhood:** Bloomfield  
**Applicant:** Zambano and Sons LLC  
**Owner:** Somers Keith S & Deborah R Moss

5'x20' new one story detached garage at rear of single family dwelling.

**Variance:** 903.03.A.2      minimum 5ft interior side setback required and 2ft requested

**Variance:** 912.04.B      minimum 5ft rear setback required and 2ft requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy 67879, dated 9/6/1994, permitted occupancy "2 story one family dwelling with 2 car detached garage/ (15'x16' open deck in rear)".

Certificate of Occupancy 77011, dated 1/19/1999, permitted occupancy "2 ½ story one family dwelling with two car detached garage , two a/c units in side yard(20'4" x 25' one story extension)".

**Date of Hearing:** August 20, 2015  
**Time of Hearing:** 10:30  
**Zone Case 245 of 2015**

284-294 Journal St

**Zoning District:** P  
**Ward:** 20  
**Council District:** 2 , Councilperson Theresa Kail-Smith  
**Neighborhood:** Ridgemont  
**Applicant:** Martini Randy C & Rita M  
**Owner:** Martini Randy C & Rita M

New one story three car detached garage located at 294 Journal St accessory to a single family dwelling (as one lot).

**Variance :** 905.01.C                      minimum 30ft front setback required and 10ft requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

---
