



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

December 14, 2017

**Date of Hearing:** December 14, 2017  
**Time of Hearing:** 9:00  
**Zone Case 376 of 2017**

1411 Inverness Ave

**Zoning District:** R1D-VL

**Ward:** 14

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

**Neighborhood:** Squirrel Hill North

**Protestant's Name:** Anthony Crisafio

**Owner:** Perlow Gabriel A

Protest Appeal of the zoning approval, in the form of Administrator's Exception, issued on November 6, 2017 to Gabriel A. Perlow for the installation of a privacy fence located at 1411 Inverness Ave.

**Protest Appeal:** 923.02.B.1      appeal to the Zoning Board of  
                          923.02.D      Adjustment

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A

**Date of Hearing:** December 14, 2017  
**Time of Hearing:** 9:10  
**Zone Case 373 of 2017**

3328 Ward St

**Zoning District:** R1A-VH

**Ward:** 4

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

**Neighborhood:** South Oakland

**Applicant:** Karloski Josephine A, Dandrea Michael A, Dandrea Ronald A, Reilsono Concetta D, Dandrea Lawrence A

**Owner:** Karloski Josephine A, Dandrea Michael A, Dandrea Ronald A, Reilsono Concetta D, Dandrea Lawrence A

Continued use of structure as two family dwelling.

**Variance/Review :** 911.02 review of continued use as two family dwelling

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** December 14, 2017  
**Time of Hearing:** 9:20  
**Zone Case 375 of 2017**

5102 Carnegie St

**Zoning District:** R1A-VH  
**Ward:** 10  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Upper Lawrenceville  
**Owner:** Wild Elizabeth A  
**Applicant:** Wild Elizabeth A

New one story with rooftop deck detached garage at rear of single family dwelling.

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

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** December 14, 2017  
**Time of Hearing:** 9:30  
**Zone Case 378 of 2017**

1640 Saw Mill Run Blvd

**Zoning District:** NDI  
**Ward:** 32  
**Council District:** 4, Councilperson Natalia Rudiak  
**Neighborhood:** Brookline  
**Owner:** Ladani & Ukani Enterprise LLC  
**Applicant:** Accel Sign Group INC

LED pricing for two existing ground signs.

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

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** December 14, 2017  
**Time of Hearing:** 9:40  
**Zone Case 379 of 2017**

4112 E Carson St

**Zoning District:** G1  
**Ward:** 16  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Side  
**Applicant:** Page Charles  
**Owner:** Page Charles

Business identification wall sign for a dairy store.

**Variance:** 919.01.E.6      roof signs or signs that extend above the roof line or parapet wall prohibited

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A  
**Notes:**

Certificate of Occupancy 13573, dated 9/15/1959, permitted occupancy "Dairy store (making ice cream)".

**Date of Hearing:** December 14,2017  
**Time of Hearing:** 9:50  
**Zone Case 380 of 2017**

5325 Ellsworth Ave

**Zoning District:** R2-M

**Ward:** 7

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

**Neighborhood:** Shadyside

**Owner:** Kassir Walid & Nadine Melhem

**Applicant:** Fisher Architecture

One story rear addition to single family dwelling.

**Variance:** 903.03.C.2                      minimum 30ft rear setback required  
and 3ft requested

minimum 30ft exterior side setback  
required and 15ft requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

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