Date of Hearing: March 22, 2018
Time of Hearing: 9:00
Zone Case 19 of 2018

319 S Lang Ave

Zoning District: R1D-L
Ward: 14
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Point Breeze
Applicant: Raghu Syamala (prospective owner)
Owner: Minnock Ann G

Use of first floor as single family dwelling (total 3 units).

Special Exception: 921.02.A.4 change from a one nonconforming use to another is a Special Exception

Past Cases and Decisions:
Multiple ZBA hearings.

Notes:
Certificate of Occupancy 62698, dated 5/13/1992, permitted occupancy “Use of first floor as a child care for a maximum of 30 children ages 2 ½ years thru grade school 7:00am thru 6pm Monday thru Friday”.
Date of Hearing: March 22, 2018  
Time of Hearing: 9:10  
Zone Case 57 of 2018

23rd St/Railroad St, 24-S-72,74

Zoning District: UI  
Ward: 2  
Council District: 7, Councilperson Deborah Gross  
Neighborhood: Strip District  
Applicant: Oxford Development  
Owner: H&B Properties LLC

New six story multi-family structure with integral parking.

Special Exception: 911.04.A.85 multi-family residential use is a Special Exception in UI zoning district

Special Exception: 904.07.C.4 Special Exception for height , 89ft requested

Special Exception: 904.07.C.5 Special Exception for FAR adjustment, 3:1 permitted and 3.278:1 requested

Variance: 907.02.J.5.d.2 building within the 50ft Riverfront setback

or Variance: 906.03.E.2 exception for Riverfront setback requirement

Variance: 904.07.C side yard setback 10ft required and 9ft requested at East/23rd St, 8ft at West/Consumer Produce, 5ft patio setback at East/23rd St, transformer pad/raised concrete platform at West/Consumer Produce

Past Cases and Decisions: N/A

Notes: N/A
| Variance: 914.10.A | Administrator's Exception of off-street loading three off-street loading areas provided not screened and not interior to building |

**Appearances**

For Appellant:

Objectors:

Observers:
Date of Hearing: March 22, 2018
Time of Hearing: 9:20
Zone Case 64 of 2018

422 Foreland St

Zoning District: R1A-VH
Ward: 23
Council District: 1, Councilperson Darlene Harris
Neighborhood: East Allegheny
Owner: Britton Living Trust
Applicant: Jonathan Iams (prospective owner)

Use of third floor as an office (limited).

Special Exception: 921.02.A.4 change from a one nonconforming use to another is a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
Date of Hearing: March 22, 2018
Time of Hearing: 9:30
Zone Case 60 of 2018

16 Hemlock St

Zoning District: R1A-VH
Ward: 25
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central North Side
Owner: Sulka Andrew M
Applicant: Sulka Andrew M

Expansion of accessory parking for existing five unit residential building.

Variance: 914.02.A expansion of the parking to allow 13 stalls for 5 units of multi-unit residential where 10 stalls would be permitted

Administrator Exception: 925.06.G features (parking stalls and trash) allowed within side and rear setbacks

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
Certificate of Occupancy 49744, dated 8/14/86, permitted occupancy “Five family dwelling with two units first floor including basement; two units second floor; and one unit third floor and three outdoor parking stalls”.

Certificate of Occupancy 49744, dated 8/14/86, permitted occupancy “Five family dwelling with two units first floor including basement; two units second floor; and one unit third floor and three outdoor parking stalls”.

Certificate of Occupancy 49744, dated 8/14/86, permitted occupancy “Five family dwelling with two units first floor including basement; two units second floor; and one unit third floor and three outdoor parking stalls”.
**Date of Hearing:** March 22, 2018  
**Time of Hearing:** 9:40  
**Zone Case 59 of 2018**

7322 Idlewild St

**Zoning District:** R2-L  
**Ward:** 13  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** Homewood North  
**Applicant:** JLA Properties  
**Owner:** JLA Properties

Use of structure as two family dwelling.

**Variance:** 903.03.B.2  
minimum lot size per unit 3,000 sq. ft. requested and 1,295 sq. ft. requested

**Variance:** 914.02  
one additional parking space required

**Appearances**  
For Appellant:

Objectors:

Observers:
Date of Hearing: March 22, 2018
Time of Hearing: 9:50
Zone Case 61 of 2018

3597 Cable Pl

Zoning District: RM-H
Ward: 4
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Central Oakland
Applicant: Matt Rosenfeld
Owner: Sciulli Joseph Jr

New 4 story four family residential structure with rear parking area.

Variance: 903.03.D.2
minimum 25ft exterior side setback required and 4.5ft for primary structure and 5.5ft for parking requested

minimum 10ft interior side setback required and 4ft for primary structure and 0ft for parking requested

Variance: 914.10
one on-site loading space required

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: March 22, 2018
Time of Hearing: 10:00
Zone Case 63 of 2018

833 Tripoli St

Zoning District: R1A-VH
Ward: 23
Council District: 1, Councilperson Darlene Harris
Neighborhood: East Allegheny
Applicant: Richetti Salvatore M
Owner: Richetti Salvatore M

Two story rear addition to single family dwelling and rooftop deck.

Variance: 903.03.E.2
minimum 15ft rear setback required and 0ft requested
minimum 5ft front setback required and 0ft requested for rooftop deck
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: March 22, 2018  
Time of Hearing: 10:10  
Zone Case 65 of 2018  

1626-1634 Locust St, between Marion St & Van Braam St  

Zoning District: EMI  
Ward: 1  
Council District: 6, Councilperson R. Daniel Lavelle  
Neighborhood: Uptown  
Applicant: UPMC MERCY  
Owner: UPMC MERCY  

Updated to Institutional Master Plan. Change of development project, including change of use and size, in 10 years development envelope.  

Variance: 916.02.B proposed building in IMP to exceed Residential Compatibility to height  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions: N/A  
Notes: N/A
**Date of Hearing:** March 22, 2018  
**Time of Hearing:** 10:20  
**Zone Case 67 of 2018**  

1200 Reedsdale St  

**Zoning District:** DR-A  
**Ward:** 21  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Chateau  
**Applicant:** Precision Sign & Awning  
**Owner:** 1200 Reedsdale Street LP  

125.3 sq. ft. wall mounted business ID sign.  

**Variance:** 919.03.M.7 (a)  
maximum in sign face area 80sq. ft. permitted and 125.3 sq. ft. requested  
maximum 40ft height permitted and 41’9” requested  

**Appearances**  
For Appellant:  

**Objectors:**  

**Observers:**
Date of Hearing:  March 22, 2018  
Time of Hearing:  10:30  
Zone Case 135 of 2017  

1655 Shady Ave  

Zoning District:  R2-L  
Ward:  14  
Council District:  5, Councilperson Corey O’Connor  
Neighborhood:  Squirrel Hill  
Applicant:  Newman Lawrence S & Silvija Singh  
Owner:  Newman Lawrence S & Silvija Singh  

Use of first floor of the existing structure as an office (limited).  

Review by ZBA:  remand from the Court of Common Pleas  
Special Exception:  921.02.A.4  change from a one nonconforming use to another is a Special Exception  

Past Cases & Decisions:  
N/A  

Notes:  
Certificate of Occupancy 54731, dated 2/17/1989, permitted occupancy “2 ½ story multiple family dwelling with three dwelling units and a two car detached garage with two outdoor parking stalls”  

Appearances  
For Appellant:  

Objectors:  

Observers: 