Date of Hearing: April 12, 2018  
Time of Hearing: 9:00  
Zone Case 73 of 2018  

4713 Chatsworth St  

Zoning District: R1D-H  
Ward: 15  
Council District: 5, Councilperson Corey O'Connor  
Neighborhood: Hazelwood  
Applicant: City Studio  
Owner: Hazelwood Initiative INC  

Proposed use of building as community center (general) and office (limited).

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 26639, dated 5/30/1973, permitted occupancy "1 story building to be used as Y.M.C.A with 6 car parking area community club".

Certificate of Occupancy 79428, dated 6/22/00, permitted occupancy “After school day care program Mon thru Friday. Ages 6-12 (50 children)”.  

Appearances  
For Appellant:  

Objectors:  

Observers:
Date of Hearing: April 12, 2018
Time of Hearing: 9:10
Zone Case 74 of 2018

Welser Way, 24-G-21

Zoning District: R1A-M
Ward: 24
Council District: 1, Councilperson Darlene Harris
Neighborhood: Spring Garden
Applicant: Heinlein George
Owner: Heinlein George

Rebuild the existing two story structure for continued use as storage of construction materials and tools.

**Variance: 903.03.C.2** minimum 30ft front setback required and 0ft requested

minimum 30ft rear setback required and 3ft requested

minimum 5ft interior side setback required and 0ft and 1ft requested

**Variance: 912.04.B** maximum height 15ft/one story permitted and 16ft/2 stories requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
**Date of Hearing:** April 12, 2018  
**Time of Hearing:** 9:20  
**Zone Case 85 of 2018**

308 Oneida St

**Zoning District:** R1D-M  
**Ward:** 19  
**Council District:** 2, Councilperson Theresa Kail-Smith  
**Neighborhood:** Duquesne Heights  
**Owner:** Coyne Lucas P & Andy Elizabeth N  
**Applicant:** Coyne Lucas P & Andy Elizabeth N

New one story detached garage and rear deck for a single family dwelling.

**Variance:** 903.03.C.2  
minimum 5ft interior side setback required and 2.5ft for garage and 0ft for deck requested

**Appearances**
For Appellant:

**Objectors:**

**Observers:**

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

**Notes:**
N/A
Date of Hearing: April 12, 2018  
Time of Hearing: 9:30  
Zone Case 76 of 2018  

440 William St  

Zoning District: P  
Ward: 19  
Council District: 2, Councilperson Theresa Kail-Smith  
Neighborhood: Mount Washington  
Owner: Lerda Howard J  
Applicant: Robert Baumbach  

 Lot subdivision and construction of four new 4 story single family attached dwellings with rooftop deck.  

Variance: 911.04.A.69  
use of attached single family dwellings is not permitted in P zoning district  

Variance: 905.01.C.2  
minimum 3,200 sq. ft. lot size permitted and 2,103 sq. ft. requested  
maximum FAR 1:1 permitted  
minimum 30ft front setback required and requested  
minimum 20ft rear setback required and requested  
minimum 5ft interior side setback required and 0ft and 1.5ft requested  
maximum height 40ft/3 stories permitted  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions:  
N/A  

Notes:  
N/A
**Date of Hearing:** April 12, 2018  
**Time of Hearing:** 9:40  
**Zone Case 78 of 2018**

713-719 James St

**Zoning District:** R1A-VH  
**Ward:** 23  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** East Allegheny  
**Applicant:** Sean Lang  
**Owner:** James Street Parking LLC

Re-stripe existing parking lot to expand accommodation from 16 to 23 stalls.

**Special Exception:** 921.02.A.1 enlargement of an existing commercial parking in R1A-VH

**Variance:** 921.02.A.1(a) enlargement from 16 to 23 parking spaces is greater than 25%

**Review:** 907.03.A,B review of enlargement of existing commercial parking areas to the intent of application of the North Side Commercial Parking Area Overlay District (NSCPO)

**Variance:** 903.03.E.2 & **Special Exception:** 916.09 variance and waiver of residential compatibility for setbacks to allow side and rear setbacks of 0ft

**Review:** review of lighting for the parking lot, as per condition #8 ZBA case 21 of 1996 and unchanged in the ZBA case 60A of 1998

**Variance:** 918.03.A off-street parking shall be screened on sides. Request for relief where the parking abuts a building wall

**Appearsances**

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy 75940, dated 1998, permitted occupancy “16 stall residential commuting parking lot”.
**Date of Hearing:** April 12, 2018  
**Time of Hearing:** 9:50  
**Zone Case 88 of 2018**

172,174,176 43rd St

**Zoning District:** R1A-VH  
**Ward:** 9  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Central Lawrenceville  
**Applicant:** Joe Casey  
**Owner:** Sullivan Lynn

Three new 4 story single family attached dwellings with integral parking, rooftop decks, and rear decks.

**Variance:** 903.03.E.2  
Minimum 5ft interior side setback required and 2ft and 0ft requested for rooftop decks

Maximum height is 3 stories and 4 stories proposed

**Variance:** 925.06.C  
Minimum 3ft interior side setback required and 2ft and 0ft requested

**Appearances**

For Appellant:

Objectors:

Observers:
Date of Hearing: April 12, 2018
Time of Hearing: 10:00
Zone Case 82 of 2018

4053 Cabinet St

Zoning District: R1A-VH
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Bloomfield
Applicant: Postreich Ronald Allen & Elaine K
Owner: Postreich Ronald Allen & Elaine K

Continued use of structure as two family dwelling.

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

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

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: April 12, 2018  
Time of Hearing: 10:10  
Zone Case 84 of 2018

614 Edmond St

Zoning District: R2-VH  
Ward: 8  
Council District: 7, Councilperson Deborah Gross  
Neighborhood: Bloomfield  
Owner: 614 Edmond St LLC  
Applicant: 614 Edmond Street LLC

New four story two family dwelling with two level deck, front stairs and window well, and two car parking pad at rear.

Variance: 903.03.E.2  maximum height 3 stories permitted and 4 stories requested

Variance: 925.06.C.2  portion of new building wall with 0ft side setback is higher than abutting property

Administrator Exception: 925.06.G.1(b)  
parking stall in side yard

Variance: 925.06.A.14.1  portion of raised decks within side yard

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** April 12, 2018  
**Time of Hearing:** 10:20  
**Zone Case 56 of 2018**

526 4th Ave

**Zoning District:** GT-B  
**Ward:** 1  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Central Business District  
**Applicant:** Parkway Corporation  
**Owner:** Ross Hospitality Associates LP

Parking commercial (general) with 130 surface parking spaces. Public parking identification signs.

**Variance:** 911.02  
use of commercial surface parking is not permitted in GT zoning district

**Variance:** 919.03.K.2  
maximum 24 sq. ft. of signs face area permitted and 40sq. ft. requested

**Variance:** 919.01.F  
ZBA review required of signs identifying a non-conforming use

**Review:** 919.03.M.7(d)  
review of ground signs compliance with section 919.03.K.2

**Variance:** 918.02.B  
26 parking lot trees required and 7 provided

**Review:** 918.02.B  
ZBA review of requirements for the street trees planted

**Appearances**
**For Appellant:**

**Objectors:**

**Observers:**

**Past Cases & Decisions:**
ZBA 245 of 2016, applicant’s request for extension to prior temporary variance to use a lot as surface commercial parking was approved with conditions.

**Notes:**
N/A
**Date of Hearing:** April 12, 2018  
**Time of Hearing:** 10:30  
**Zone Case 80 of 2018**

1212 Madison Ave

**Zoning District:** NDO  
**Ward:** 23  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** East Allegheny  
**Applicant:** Bailey Gaffney  
**Owner:** Klein Family Limited Partnership

New construction of residential self-storage facility.

**Variance:** 911.02  
use of warehouse, residential storage is not permitted in the NDO zone

**Variance:** 904.01.C  
maximum permitted FAR is 3:1, 4.3:1 requested  
maximum lot coverage is 90%, 92% requested  
minimum rear setback is 20', 0' requested  
maximum permitted height is 45'/3 stories, and 58'11”/5 stories requested

**Special Exception:** 916.02.A.3 minimum exterior side yard setback is 15'(residential compatibility); 5'6” requested

**Special Exception:** 916.02.B.1 maximum permitted height within 50' of an R1D and H zone is 40'(3 stories); 58’11” /5 stories requested

**Special Exception:** 916.02.B.2 maximum permitted height within 51’-100’of an R1D and H zone is 50'(4 stories); 58’11” /5 stories requested

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

**Notes:**  
N/A
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