**Division of Zoning and Development Review**

**ZONING BOARD OF ADJUSTMENT**

**HEARING AGENDA**

**May 10, 2018**

<table>
<thead>
<tr>
<th>Date of Hearing:</th>
<th>May 10, 2018</th>
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<tbody>
<tr>
<td>Time of Hearing:</td>
<td>9:30</td>
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<tr>
<td>Zone Case 109 of 2018</td>
<td></td>
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</tbody>
</table>

1711 Bedford Ave

**Zoning District:** RM-M  
**Ward:** 3  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Crawford-Roberts  
**Owner:** Shondor Realty LLC  
**Applicant:** Jack Williams

Third story addition and rooftop deck to existing structure for use as two family dwelling and alternatively new two story single family detached structure at rear (total 3 units on lot).

**Variance:** 914.02  
one/two additional on-site parking spaces required

**Variance:** 903.03.C.2  
minimum 1,800 sq. ft. lot size per unit required and 758 sq. ft. or 1,137 sq. ft. requested

minimum 25ft front setback required and 0ft requested (rooftop deck)

minimum 10ft interior side setback required and 0ft requested (addition, rooftop deck)

**Variance:** 911.02  
three unit structure shall be contained in a single building

**Past Cases and Decisions:**

N/A

**Notes:**

N/A

**Appearances**

For Appellant:

Objectors:

Observers:
Date of Hearing: May 10, 2018  
Time of Hearing: 9:40  
Zone Case 108 of 2018  

7205 Thomas Blvd  

Zoning District: UI  
Ward: 14  
Council District: 9, Councilperson Rev Ricky Burgess  
Neighborhood: Point Breeze North  
Applicant: Dave Hager  
Owner: CB/ICON LP  

Conversion of existing warehouse to office (general) and restaurant (general).  

Variance: 914.02.A 148-185 off-street parking spaces required and 97 provided  

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

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions:  
N/A  
Notes:  
N/A
Date of Hearing: May 10, 2018
Time of Hearing: 9:50
Zone Case 105 of 2018

148 Gilda Ave

Zoning District: R1D-L
Ward: 14
Council District: 5, Councilperson Corey O’Connor
Neighborhood: Squirrel Hill
Applicant: Serafin Mary Jeanne
Owner: Serafin Mary Jeanne

7ft high privacy fence at rear of single family dwelling.

Variance: 903.03.B.2 minimum 30ft rear setback required and 0ft requested

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

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  May 10, 2018  
Time of Hearing:  10:00  
Zone Case 104 of 2018  

2200 Smallman St (24-S-202,200,205)  

Zoning District:  UI  
Ward:  2  
Council District:  7, Councilperson Deborah Gross  
Neighborhood:  Strip District  
Applicant:  Desmone Associates  
Owner:  225 Smallman Associates LP  

New construction of seven story mixed use building with attached parking structure.  

Special Exception:  904.07.C maximum height 60ft/4 stories permitted and 108.5ft/ seven stories requested  

Past Cases and Decisions:  
ZBA 351 of 2017, applicant’s request for Code Section 904.07.C was approved and request for a Special Exception for additional height, pursuant to Section 904.07.C was denied without prejudice.  

Notes:  
N/A  

Appearances  
For Appellant:  

Objectors:  

Observers:
Date of Hearing: May 10, 2018  
Time of Hearing: 10:10  
Zone Case 106 of 2018

2038 Bedford Ave

Zoning District: RM-M  
Ward: 5  
Council District: 6, Councilperson R Danielle Lavelle  
Neighborhood: Middle Hill  
Applicant: Mt Lebanon Awning & Tent Co  
Owner: Hill City Youth Municipality

New 32sq. ft. canopy sign for community service facility.

Variance: 919.03.N.2 canopy sign is not permitted in RM zoning district

max 12sq. ft. in sign face area permitted and 32sq. ft. requested

Appearsnces  
For Appellant:

Objectors:

Observers:
Date of Hearing:  May 10, 2018  
Time of Hearing:  10:20 
Zone Case 107 of 2018 
1906-08 Penn Ave 

Zoning District:  UI 
Ward:  2 
Council District:  7, Councilperson Deborah Gross 
Neighborhood:  Strip District 
Applicant:  Chen Bill & Anne 
Owner:  Chen Bill & Anne 

Use of second floor as two family dwelling with integral parking. 

Variance:  911.02 use of two family dwelling is not permitted in UI zoning district 

Appearances 
For Appellant:  

Objectors:  

Observers:  

Past Cases & Decisions:  
ZBA 18 of 2018, applicant's request for use of second floor as two family dwelling was denied without prejudice.  

Notes:  
Certificate of Occupancy 82064, dated 6/26/2000, permitted occupancy “Use of existing one story and mezzanine structure as a wholesale storeroom for sales of food items with incidental retail sales and dining area for 35 people”.  
