Date of Hearing: August 10, 2017  
Time of Hearing: 9:00
Zone Case 275 of 2017

125 Parkfield St

Zoning District: R1D-L  
Ward: 29
Council District: 4, Councilperson Natalia Rudik
Neighborhood: Carrick
Applicant: Gary J Cirrincione
Owner: School District of Pittsburgh

47sq. ft. identification pole sign with LED portion for a school.

Variance: 919.03.N.2  
maximum 12sq. ft. in sign face area permitted and 47sq. ft. requested

Variance: 919.03.O.3  
electronic non-advertising signs are not permitted in R1D zoning district

Appearances
For Appellant: 

Objectors: 

Observers: 

Past Cases & Decisions:
N/A

Notes:
N/A
Date of Hearing: August 10, 2017
Time of Hearing: 9:10
Zone Case 255 of 2017

5824 Forward Ave

Zoning District: LNC
Ward: 14
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Squirrel Hill
Applicant: Scott Maritzer
Owner: Alderson-Forward Properties LLC

New construction of 9 story mixed use building with integral parking.

Variance: 904.02.C maximum lot coverage 90% permitted and 95% requested
maximum FAR 2:1 permitted and 6.5:1 requested
maximum height 45ft/3 stories permitted and 125’10”/10 stories requested
minimum 20ft rear setback required and 0ft requested

Special Exception: 916.09 waiver of Residential Compatibility
Variance: 916.02.B.1 maximum height 40ft/3 stories permitted and 125’10” requested
916.02.A minimum 25ft rear setback required and 0ft requested

Variance: 914.09.F entrance to a garage with more than 5 spaces must have a minimum 20ft setback from row, 0ft requested

Variance: 914.10.A 3 loading spaces required and 1 requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  August 10, 2017  
Time of Hearing:  9:20  
Zone Case 271 of 2017  

2019 Brownsville Rd  

Zoning District:  RID-H  
Ward:  29  
Council District:  4, Councilperson Natalia Rudiak  
Neighborhood:  Carrick  
Owner:  Zion Christian Church  
Applicant:  Stantac

New 10 car parking lot accessory to existing church.

**Variance:**  903.03.D.2  minimum 15ft front setback required  
912.04 and 6ft requested

minimum 15ft street side setback  
required and 1ft requested

**Appeasances**  
For Appellant:

Objectors:

Observers:
Date of Hearing: August 10, 2017
Time of Hearing: 9:30
Zone Case 265 of 2017

3445 Fleming Ave

Zoning District: R1A-H
Ward: 27
Council District: 1, Councilperson Darlene Harris
Neighborhood: Brighton Heights
Owner: Floyd Tonika J
Applicant: Floyd Tonika J

Use of single family structure as child care (limited), up to six children.

Special Exception: 911.04.A.12 use as child care (limited) is a Special Exception in R1A zoning district

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: August 10, 2017
Time of Hearing: 9:40
Zone Case 274 of 2017

3000 Smallman St(25-G-19,20,22,25,67)

Zoning District: UI
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Strip District
Applicant: Front Studio
Owner: Warehouse Development CO

New construction of 4 story commercial building with 57 surface parking spaces.

Variance: 912.04.B minimum 2ft rear setback required and 0ft requested

Variance: 912.04.C minimum 10ft side setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A
Notes:
N/A
Date of Hearing: August 10, 2017
Time of Hearing: 10:00
Zone Case 266 of 2017

2319 5th Ave

Zoning District: R2-VH
Ward: 4
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: West Oakland
Applicant: Prime Pittsburgh Properties LLC
Owner: Prime Pittsburgh Properties LLC

Use of structure as two family dwelling.

Variance: 914.02 one additional parking space required

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  August 10, 2017  
Time of Hearing:  10:10  
Zone Case 270 of 2017

1717 Rutledge St  

Zoning District: R1D-M  
Ward: 19  
Council District: 2, Councilperson Theresa Kail-Smith  
Neighborhood: Duquesne Heights  
Applicant: Travis Mark E  
Owner: Travis Mark E

One car parking space for single family dwelling.

Variance: 903.03.C.2  
minimum 30ft front setback required and 9ft requested  
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 10, 2017
Time of Hearing: 10:20
Zone Case 267 of 2017

5538 Aylesboro Ave

Zoning District: R1D-L
Ward: 14
Council District: 8, Councilperson Daniel Gilman
Neighborhood: Squirrel Hill
Applicant: Fryncko Gail U & Kenneth J
Owner: Fryncko Gail U & Kenneth J

Up to 8ft high privacy fence at rear of single family dwelling.

Variance: 925.06.A.3 maximum height 6 1/2ft permitted

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

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: August 10, 2017
Time of Hearing: 10:30
Zone Case 269 of 2017

5225 Pembroke Pl

Zoning District: R1D-VL
Ward: 7
Council District: 8, Councilperson Daniel Gilman
Neighborhood: Shadyside
Applicant: Cestello Millie & Louis R
Owner: Cestello Millie & Louis R

One story rear addition and a carport for single family dwelling.

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

Appearances
For Appellant:

Objectors:

Observers:

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