**Division of Zoning and Development Review**

**ZONING BOARD OF ADJUSTMENT HEARING AGENDA**  
August 16, 2018

<table>
<thead>
<tr>
<th>Date of Hearing:</th>
<th>August 16, 2018</th>
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<tbody>
<tr>
<td>Time of Hearing:</td>
<td>9:00</td>
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<tr>
<td>Zone Case 188 of 2018</td>
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<tr>
<td>6018 Fredanna St</td>
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</tbody>
</table>

**Zoning District:** R1D-L  
**Ward:** 31  
**Council District:** 5, Councilperson Corey O’Connor  
**Neighborhood:** Lincoln Place  
**Applicant:** Albert David N  
**Owner:** Albert David N

One car carport accessory to residential dwelling located at 6103 Fredanna St.

**Variance:** 912.1.D accessory uses shall be located on the same zoning lot as primary use

**Appearances**  
For Appellant:

Objectors:

Observers:
Date of Hearing: August 16, 2018
Time of Hearing: 9:10
Zone Case190 of 2018

2215 Brownsville Rd

Zoning District: R1D-H
Ward: 29
Council District: 4, Councilperson Anthony Coghill
Neighborhood: Carrick
Applicant: Ronald Gardini
Owner: Ronald Gardini

Use of first floor and portion of second floor as restaurant (general).

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

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: August 16, 2018  
Time of Hearing: 9:20  
Zone Case 204 of 2018

203 South Craig St

Zoning District: OPR-B  
Ward: 4  
Council District: 8, Councilperson Erika Strassburger  
Neighborhood: North Oakland  
Owner: 417 South Craig LLC  
Applicant: Robert Zoelle

Renovation and addition of the existing 3 story building for use as retail and upper-story residential units (4).

Variance: 908.03.D.2  
rear setback is 20ft, proposed is 5ft

Variance: 914.02.A  
total of 4 parking spaces are required for the additions; 0 proposed

Variance: 914.10.A  
total of 1 loading space required, zero proposed

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: August 16, 2018
Time of Hearing: 9:30
Zone Case 205 of 2018

718 Hastings St

Zoning District: RID-L
Ward: 14
Council District: 8, Councilperson Erika Strassburger
Neighborhood: Point Breeze
Owner: Shimm Judith
Applicant: David Roth

Front porch enclosure.

Variance: 903.03.B.2  minimum 30ft front setback required and 20'9” requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: August 16, 2018
Time of Hearing: 9:40
Zone Case 192 of 2018

6314 Ebdy St

Zoning District: R2-L
Ward: 14
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Squirrel Hill South
Applicant: Insana Gregory M
Owner: Insana Gregory M

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

Variance: 903.03.B.2 minimum 5ft interior side setback required and 1ft requested

Appearsnces
For Appellant:

Objectors:

Observers:
**Date of Hearing:** August 16, 2018  
**Time of Hearing:** 9:50  
**Zone Case 196 of 2018**

519 Collins Ave

**Zoning District:** R1A-H  
**Ward:** 11  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** East Liberty  
**Applicant:** Ryan England, City Studio  
**Owner:** Space Development LLC

Renovations to existing building for use as multi-unit residential (13 units) and shared parking with existing single family dwelling.

**Variance:** 911.02  
multi-unit residential is not a permitted use within the R1A zoning district; use as multi-unit residential in a three story structure and as single-unit detached in a two story structure, all on one zoning lot

**Variance:** 903.03.D.2(d)  
front setback is 15ft, provided is 13ft

**Variance:** 912.04.B  
rear setback for accessory uses is 5ft, provided is 4ft

**Variance:** 914.10.A  
one loading space is required, zero spaces are provided

**Variance:** 914.09.H.2  
maximum 40% of parking spaces can be compact; 58% proposed

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

**Objectors:**

**Observers:**
Date of Hearing: August 16, 2018
Time of Hearing: 10:00
Zone Case 197 of 2018

1709 E Carson St

Zoning District: LNC
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Ruff Neon Signs & Lighting Maintenance INC
Owner: Allied Real Estate Co

New canopy sign.

Variance: 919.03.M.5(c) cannot exceed 8" in height and 2'4" proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A
Notes:
N/A
Date of Hearing:  August 16, 2018  
Time of Hearing:  10:10  
Zone Case 198 of 2018  

3347 W Carson St  

Zoning District: UI  
Ward:  20  
Council District:  2, Councilperson Theresa Kail-Smith  
Neighborhood:  Esplen  
Applicant:  APPRO LLC (prospective owner)  
Owner:  Dashner William  

Use of structure as 4 dwelling units.  

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

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

Past Cases and Decisions:  
N/A  

Notes:  
Certificate of Occupancy 86860, dated 06/09/2004, permitted occupancy"1st floor vacant storeroom and one dwelling unit 2nd floor, two dwelling units with 3 outdoor parking stalls in rear".  

**Appearances**  
For Appellant:  

Objectors:  

Observers:
Date of Hearing: August 16, 2018
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Zone Case 199 of 2018

3041 Shadeland Ave

Zoning District: R1D-H
Ward: 27
Council District: 1, Councilperson Darlene Harris
Neighborhood: Marshall-Shadeland
Applicant: Gethsemane Place LLC
Owner: Gethsemane Place LLC

5ft high open fence around the property of single family dwelling.

Variance: 903.03.D.2  minimum 15ft street side setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A