Date of Hearing: October 25, 2018
Time of Hearing: 9:00
Zone Case 255 of 2018

226 Ophelia St

Zoning District: R1A-VH
Ward: 4
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: South Oakland
Applicant: Perry Jason R
Owner: Perry Jason R

Existing 5ft high privacy fence.

Variance: 903.03.E.2 minimum 5ft front setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: October 25, 2018
Time of Hearing: 9:10
Zone Case 258 of 2018

5817 Morrowfield Ave

Zoning District: RM-M
Ward: 14
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Squirrel Hill
Applicant: Barboza Victor Xavier
Owner: Barboza Victor Xavier

Existing front deck above 4ft high retaining wall.

Variance: 903.03.C.2 minimum 25ft exterior side setback required and 12ft requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: October 25, 2018
Time of Hearing: 9:20
Zone Case 260 of 2018

4623 Bancroft St

Zoning District: R1A-H
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Owner: JBK Properties LLC
Applicant: JBK Properties LLC

New 3 story single family attached dwelling with integral parking, rear deck, and rooftop deck.

Variance: 903.03.D.2 minimum 5ft interior side setback required and 0ft requested for decks

Variance: 925.06.C minimum 3ft interior side setback required and 0ft requested for dwelling unit

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A
Notes:
N/A
Date of Hearing: October 25, 2018  
Time of Hearing: 9:30  
Zone Case 242 of 2018

4433 Howley St/4412 Milgate St (49-M-288, 49-S-35,33)

Zoning District: LNC  
Ward: 9  
Council District: 7, Councilperson Deborah Gross  
Neighborhood: Bloomfield  
Owner: Howley Street Partners LLC  
Applicant: NEXT Architecture

Renovation and addition (within existing footprint) for use as office (general) with accessory surface parking and fence.

Special Exception: 911.02 use as office (general) within the LNC zone

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** October 25, 2018  
**Time of Hearing:** 9:40  
**Zone Case 261 of 2018**

Wollslayer Way (49-P-80)

**Zoning District:** R1A-H  
**Ward:** 6  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Lower Lawrenceville  
**Applicant:** Cipriani Studio  
**Owner:** Smokey Joe Properties LLC

Two new 3 story single family attached dwellings with integral parking, rear decks, and rooftop decks.

<table>
<thead>
<tr>
<th>Variance</th>
<th>Requirements</th>
</tr>
</thead>
</table>
| 903.03.D.2 | minimum 1,800sq. ft. lot size permitted and 1,381sq. ft. requested  
- minimum 5ft interior side setback required and 0ft requested for rooftop decks  
- minimum 15ft front setback required and 0ft requested for unit 2 |
| 925.06.C | minimum 3ft interior side setback required and 0ft requested for dwelling units |

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

**Objectors:**

**Observers:**

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

**Notes:**
N/A
**Date of Hearing:** October 25, 2018  
(continued from September 20, 2018)  
**Time of Hearing:** 9:50  
**Zone Case 220 of 2018**

4944 2nd Ave

**Zoning District:** LNC  
**Ward:** 15  
**Council District:** 5, Councilperson Corey O’Connor  
**Neighborhood:** Hazelwood  
**Owner:** Hazelwood Initiative INC  
**Applicant:** City Studio

New sign for existing building.

**Variance:** 919.01.E.6 in all districts roof sign that extends above the roof line or parapet wall are prohibited

**Variance:** 919.03.G street address numerals shall not exceed 2ft, approximately 51ft requested

**Appearances**  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A
**Date of Hearing:** October 25, 2018  
**Time of Hearing:** 10:10  
**Zone Case 261A of 2018**

200 Shiloh St

**Zoning District:** LNC  
**Ward:** 19  
**Council District:** 2, Councilperson Theresa Kail-Smith  
**Neighborhood:** Mount Washington  
**Applicant:** Precision Sign & Awning  
**Owner:** Reynolds Michael & Darlene

New canopy sign.

**Variance:** 919.03.M.5(c )  
shall not exceed 8” in height, 1.9’ requested

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

**Notes:**  
N/A

**Appearnaces**

**For Appellant:**

**Objectors:**

**Observers:**
Date of Hearing: October 25, 2018
Time of Hearing: 10:20
Zone Case 263 of 2018

826 Anaheim St

Zoning District: R2-L
Ward: 5
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Upper Hill
Applicant: Richbourg Marshall
Owner: Richbourg Marshall

Three car parking pad accessory to single family residence located at 824 Anaheim St.

Variance: 903.03.B.2 minimum 30ft front setback required and 4ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions: N/A
Notes: N/A
Date of Hearing: October 25, 2018
Time of Hearing: 10:30
Zone Case 245 of 2018

5310 Dresden Way

Zoning District: R1A-VH
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Upper Lawrenceville
Protestant's Name: Nickolas Surra
Owner: Kartiesz Coralie

Protesting allowance to build a new single family dwelling through Administrator’s Exception on lot below minimum lot size.

Protest Appeal: 923.02.B.1 appeal to the Zoning Board of
923.02.D Adjustment

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
ZBA 160 of 2017, applicant’s request for new 3 story single family attached dwelling with integral parking, rooftop deck, front porch, rear deck was denied.

Notes:
N/A