**Division of Zoning and Development Review**

**ZONING BOARD OF ADJUSTMENT **

**HEARING AGENDA**

November 8, 2018

<table>
<thead>
<tr>
<th>Date of Hearing:</th>
<th>November 8, 2018</th>
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</thead>
<tbody>
<tr>
<td>Time of Hearing:</td>
<td>9:00</td>
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<tr>
<td>Zone Case 277 of 2018</td>
<td></td>
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</tbody>
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401 N Neville St

<table>
<thead>
<tr>
<th>Zoning District:</th>
<th>RM-M</th>
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</thead>
<tbody>
<tr>
<td>Ward:</td>
<td>7</td>
</tr>
<tr>
<td>Council District:</td>
<td>8,Councilperson Erika Strassburger</td>
</tr>
<tr>
<td>Neighborhood:</td>
<td>Shadyside</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Andrew and Stacy Lobl</td>
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<tr>
<td>Owner:</td>
<td>Andrew and Stacy Lobl</td>
</tr>
</tbody>
</table>

Add 3 units to existing 6 unit building with 3 off-street parking spaces and new dumpster enclosure.

| Variance: | 903.03.C.2 | minimum lot size per unit 1,800 square feet; 800 square feet per unit requested |
| Variances:| 912.04.C    | accessory parking and dumpster require 25’ exterior side setback; 10’ and 5’ requested |
| Special Exception: | 916.04.B | dumpsters setback minimum of 30’ from property zoned RM; 25’ requested |
| Special Exception: | 916.04.C | parking areas setback minimum of 15’ from property zoned RM; 5’ requested |

**Appearances**

For Appellant:

Objectors:

Observers:
Date of Hearing: November 8, 2018
Time of Hearing: 9:10
Zone Case 222 of 2018

455 S 26th St/2639 Sidney St (12-H-265-3)

Zoning District: SP-5
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Jared Decker
Owner: South Side Works City Apartments LLC

Use of 1st floor as animal care (general).

Variance: 911.04.A.4 use as animal care (general) is not permitted in SP-5 zone

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: November 8, 2018
Time of Hearing: 9:20
Zone Case 244 of 2018

5490 Maynard St

Zoning District: R1D-L
Ward: 14
Council District: 8, Councilperson Erika Strassburger
Neighborhood: Squirrel Hill North
Applicant: Kessler Jack
Owner: Kessler Jack

20'x26' two story front addition.

Variance: 903.03.B.2 minimum 30ft front setback required and 10ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A
Date of Hearing: November 8, 2018
Time of Hearing: 9:30
Zone Case 267 of 2018

316-318 Four Mile Run Rd

Zoning District: R1D-H
Ward: 15
Council District: 5, Councilperson Corey O’Conor
Neighborhood: Greenfield
Owner: Kolas Raymond James
Applicant: Lonni Vixman

6ft high privacy fence.

Variance: 903.03.D.2 minimum 15ft front setback required and
925.06.A 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A
Notes:
N/A
Date of Hearing:  November 8, 2018  
Time of Hearing:  9:40  
Zone Case 272 of 2018  

806-808 Selby Way  

Zoning District:  R2-VH  
Ward:  17  
Council District:  3, Councilperson Bruce Kraus  
Neighborhood:  South Side Flats  
Applicant:  Crews Contracting LLC  
Owner:  Crews Contracting LLC  

New four story single family attached dwellings with integral parking and rooftop decks.  

Variance:  903.03.E.2  
maximum height 3 stories permitted and 4 stories proposed  
minimum 5ft interior side setback required and 0ft requested for rooftop decks  

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

Appearances  
For Appellant:  

Objectors:  

Observers:  

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<tr>
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<td>9:50</td>
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<tr>
<td><strong>Zone Case 273 of 2018</strong></td>
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<tr>
<td>327 N Negley Ave</td>
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<td><strong>Zoning District:</strong></td>
<td>R2-H</td>
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<tr>
<td><strong>Ward:</strong></td>
<td>11</td>
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<td><strong>Council District:</strong></td>
<td>9, Councilperson Rev Ricky Burgess</td>
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<td><strong>Neighborhood:</strong></td>
<td>Garfield</td>
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<tr>
<td><strong>Applicant:</strong></td>
<td>Desmone Architects</td>
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<tr>
<td><strong>Owner:</strong></td>
<td>Urban League of Pittsburgh</td>
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Addition to existing building.

**Variance:** 903.03.D.2  
maximum height is 40ft/3 stories,  
requested is 62ft/4 stories

### Past Cases and Decisions:
N/A

### Notes:
N/A

### Appearance
**For Appellant:**

### Objectors:

### Observers:
Date of Hearing: November 8, 2018  
Time of Hearing: 10:00  
Zone Case 266 of 2018  

7646 Lock Way W

Zoning District: RIV-MU  
Ward: 11  
Council District: 7, Councilperson Deborah Gross  
Neighborhood: Highland Park  
Protestant’s Name: Ed Luksich and Yolanda Yugar  
Owner: Ed Luksich and Yolanda Yugar

Protest Appeal the validity of Ordinance 2018-0361, the so-called Riverfront Zoning District.

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

Appearances  
For Appellant:

Objectors:

Observers: