Date of Hearing: January 24, 2019
Time of Hearing: 9:00
Zone Case 33 of 2019

1054 Banksville Ave

Zoning District: HC
Ward: 20
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Banksville
Applicant: Jim Conley
Owner: JJ Mark LLC

New construction of accessory off-site parking lot for 972 Banksville Ave.

**Variance:** 912.01.D accessory uses shall be located on the same zoning lot as the primary use

**Variance:** 914.09.F parking areas with more than 4 parking stalls shall be surfaced with solid paving materials, gravel surfacing requested

**Appearances**
For Appellant:

Objectors:

Observers:
**Date of Hearing:** January 24, 2019  
**Time of Hearing:** 9:10  
**Zone Case 35 of 2019**

5454-56 Black St  
**Zoning District:** R2-H  
**Ward:** 11  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** Garfield  
**Applicant:** Module Design INC  
**Owner:** URA of Pittsburgh

Two new 2 story single family dwellings.

**Variance:** 903.03.D.2  
minimum 15ft front setback required and 0ft requested for parking unit 1

**Variance:** 912.04.F  
building separation 3ft required and 1ft requested

**Variance:** 914.02  
one onsite parking space required for unit 2

**Appealances**

**For Appellant:**

**Objectors:**

**Observers:**

<table>
<thead>
<tr>
<th>Past Cases and Decisions:</th>
<th>N/A</th>
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<td><strong>Notes:</strong></td>
<td>N/A</td>
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Page 2 of 11
**Date of Hearing:** January 24, 2019  
**Time of Hearing:** 9:20  
**Zone Case 17 of 2019**

6863 Meade St  

**Zoning District:** R1D-L  
**Ward:** 14  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** Point Breeze  
**Owner:** Hufford Seth  
**Applicant:** Hufford Seth  

6ft high privacy fence.  

**Variance:** 903.03.B.2 minimum 30ft exterior side setback required and 0ft requested  

**Appearances**  
For Appellant:  

Objectors:  

Observers:
Date of Hearing: January 24, 2019
Time of Hearing: 9:30
Zone Case 38 of 2019

108 Kenova St

Zoning District: R1D-H
Ward: 18
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Mount Washington
Owner: Godmother Properties LLC
Applicant: Godmother Properties LLC

Two story front addition and rear deck for single family dwelling.

Variance: 903.03.D.2 minimum 15ft front setback required and 5ft requested
minimum 5ft interior side setback required and 1ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A
Notes:
N/A
Date of Hearing: January 24, 2019
Time of Hearing: 9:40
Zone Case 18 of 2019

177 40th St

Zoning District: RIV-IMU
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Applicant: Carik Signs LLC
Owner: Century Lawrenceville QALICB LLC

49.5 sq. ft. projecting business ID sign.

Variance: 919.03.M.8 maximum in sign face area 9 sq. ft. permitted and 49.5 sq. ft. requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A
Notes:
N/A
Date of Hearing: January 24, 2019  
Time of Hearing: 9:50  
Zone Case 19 of 2019  

5526 Comet Way  

Zoning District: R2-M  
Ward: 7  
Council District: 8, Councilperson Erika Strassburger  
Neighborhood: Shadyside  
Applicant: James Snider (prospective owner)  
Owner: Portugal Salvador A & Carmelita L  

4 standard car size and 3 compact car size off-site parking spaces accessory to residence and office located at 5530 Walnut St.

Variance: 903.03.C.2  minimum 30ft front setback required and 0ft requested

minimum 5ft interior side setback required and 0ft requested

Variance: 912.04.B  minimum 5ft rear setback required and 0ft requested

Special Exception: 914.07.G.2 Special Exception for off-site parking

Appearances  
For Appellant:

Objectors:

Observers:
**Date of Hearing:** January 24, 2019  
**Time of Hearing:** 10:00  
**Zone Case 20 of 2019**

3443 Fleming Ave

**Zoning District:** R1A-H  
**Ward:** 27  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** Brighton Heights  
**Applicant:** JLA Properties LP  
**Owner:** JLA Properties LP

Use of structure as two family dwelling.

**Variance:** 911.02  
use as 2 family dwelling is not permitted in R1A zone

**Appearances**  
For Appellant:

Objectors:

Observers:
Date of Hearing: January 24, 2019
Time of Hearing: 10:10
Zone Case 22 of 2019

5146-48 Keystone St

Zoning District: R1A-VH
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Upper Lawrenceville
Applicant: Jack Williams
Owner: Burkhart Bridgett A

Lots subdivision, construct 2 new single family dwellings.

Variance: 903.03.E.2 minimum 5ft interior side setback required and 3ft requested (unit 2)

Variance: 925.06.C minimum 3ft interior side setback required and 0ft requested (unit 1)

Variance: 914.02 one on-site parking space required and 0 proposed for unit 1

Variance: 926_11.129 one frontage upon a street required

Past Cases and Decisions:
ZBA 254 of 2018, applicant’s request to construct 3 new 3 story single family dwellings was denied.

Notes:
N/A

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: January 24, 2019
Time of Hearing: 10:20
Zone Case 23 of 2019

501 W Jefferson St

Zoning District: R1A-VH
Ward: 25
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Northside
Applicant: Felix Fukui
Owner: Felix Fukui

Construct new 3 story single family dwelling with integral parking, rooftop deck, and rear two level deck.

Variance: 903.03.E.2

- minimum 5ft front setback required and 0ft requested
- minimum 5ft exterior side setback required and 0ft requested for dwelling and rooftop deck
- minimum 15ft rear setback required and 2ft requested for dwelling
- minimum 5ft interior side setback required

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A
Date of Hearing: January 24, 2019
Time of Hearing: 10:30
Zone Case 27 of 2019

903 Penn Ave

Zoning District: GT-A
Ward: 2
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Business District
Applicant: Nicky’s Thai Restaurant
Owner: RCI Holdings INC

New projecting business ID sign.

Variance: 903.03.M.8  maximum 9sq. ft. in sign face area permitted
not less than 10’ above the grade permitted

Appearances
For Appellant:

Objectors:

Observers: