<table>
<thead>
<tr>
<th>Date of Hearing:</th>
<th>February 7, 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Time of Hearing:</td>
<td>9:00</td>
</tr>
<tr>
<td>Zone Case 25 of 2019</td>
<td></td>
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</tbody>
</table>

1422 Loraine St

**Zoning District:** R1A-VH  
**Ward:** 25  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Central Northside  
**Applicant:** Lynn Sullivan  
**Owner:** Creative Solutions Investments LLC

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

**Variance:** 903.03.E.2  
minimum 1,200sq. ft. lot size permitted and 1,050sq. ft. proposed

minimum 5ft interior side setback required and 0ft requested for accessories

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

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

**Notes:**  
N/A
**Date of Hearing:**  February 7, 2019  
**Time of Hearing:**  9:10  
**Zone Case 28 of 2019**  

5743 Bartlett St

**Zoning District:** RM-M  
**Ward:** 14  
**Council District:** 5, Councilperson Corey O'Connor  
**Neighborhood:** Squirrel Hill  
**Applicant:** Fast Signs  
**Owner:** Jewish Family & Children Service

New canopy business ID sign.

**Variance/Review :** 919.01.F  
review of nonconforming sign

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

**Notes:**  
N/A
**Date of Hearing:** February 7, 2019  
**Time of Hearing:** 9:20  
**Zone Case 34 of 2019**  

1212 E Carson St  

**Zoning District:** LNC  
**Ward:** 17  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Side Flats  
**Owner:** SD Properties Holding Company LLC  
**Applicant:** Randy Bartlett and Alexis Wheeler  

Convert 6,000 sq. ft. in existing building into secondary school (limited).  

**Special Exception:** 911.02  
School elementary or secondary (limited) is a Special Exception in the LNC zone.  

**Appearances**  
For Appellant:  

Objectors:  

Observers:
Date of Hearing: February 7, 2019  
Time of Hearing: 9:30  
Zone Case 42 of 2019

836 Spring Garden Ave  

Zoning District: R1A-VH  
Ward: 23  
Council District: 1, Councilperson Darlene Harris  
Neighborhood: East Allegheny  
Owner: Heinlein George  
Applicant: Heinlein George

Rebuild one story nonconforming storage structure.

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

Variance: 912.01.D  
accessory structures must be located on the same zoning lot as primary uses

Past Cases and Decisions:

ZBA 151 of 1963, applicant’s request for occupancy of existing one-story building for repairing and storage of automobiles was approved.

Notes:

N/A

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** February 7, 2019  
**Time of Hearing:** 9:40  
**Zone Case 29 of 2019**

357 42nd St  

**Zoning District:** R1A-H  
**Ward:** 9  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Central Lawrenceville  
**Applicant:** Ulm Britta & Core Ian  
**Owner:** Ulm Britta & Core Ian

One car parking pad for single family dwelling.

**Variance:** 903.03.D.2  
minimum 15ft front setback required  
and 10ft 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: February 7, 2019  
Time of Hearing: 9:50  
Zone Case 31 of 2019

5 Natchez St

Zoning District: R2-H  
Ward: 19  
Council District: 2, Councilperson Theresa Kail-Smith  
Neighborhood: Mount Washington  
Applicant: Caggiano Anthony  
Owner: Caggiano Anthony

New 3 story single family dwelling with integral parking.

Variance: 925.06.C  
minimum 3ft interior side setback required and 2'24” requested

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** February 7, 2019  
**Time of Hearing:** 10:00  
**Zone Case 43 of 2019**

711 James St

**Zoning District:** R1A-VH  
**Ward:** 23  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** East Allegheny  
**Applicant:** Bob Baumbach  
**Owner:** Bertha on the Park LLC

2 story addition with rooftop deck.

**Variance:** 903.03.E.2

- minimum 5ft interior side setback required and 0ft proposed
- minimum 15ft rear setback required and 0ft requested

**Appearances**

**For Appellant:**

**Objectors:**

**Observers:**

### Past Cases and Decisions:
ZBA 53 of 2016, applicant’s request for existing garage renovation (or second story addition) for use as an art studio and use of two story building as an office (limited) with incidental retail sales and events was approved.

### Notes:
N/A
**Date of Hearing:** February 7, 2019  
**Time of Hearing:** 10:10  
**Zone Case 32 of 2019**

48 Southern Ave

**Zoning District:** R2-H  
**Ward:** 19  
**Council District:** 2, Councilperson Theresa Kail-Smith  
**Neighborhood:** Mount Washington  
**Applicant:** Hall Gary J  
**Owner:** Hall Gary J

Lot subdivision, new two family dwellings with integral parking, rear decks, front balconies and porches.

**Variance:** 903.03.D.2  
- minimum 15ft exterior side setback required and 1ft requested  
- minimum 5ft interior sides setback required and 2ft requested  
- minimum 15ft front setback required  
- maximum height 3 story permitted

**Appearances**

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:** N/A  
**Notes:** N/A
Date of Hearing: February 7, 2019
Time of Hearing: 10:20
Zone Case 44 of 2019

3342 5th Ave (28-E-30,29,28,25,19,26)

Zoning District: OPR-C
Ward: 4
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: South Oakland
Applicant: Jonathan Kamin, Goldberg, Kamin & Garvin LLP
Owner: Walnut Capital- Fifth LP

New construction of 12 story office building with ground level retail. 100 accessory parking spaces.

Special Exception: 908.03.D.3(f) Special Exception allows height up to 120ft for building with frontage on Fifth Ave, 85ft otherwise permitted

Variance: 908.03.D.3(f) requested height up to 85ft, above Special Exception request to 120ft

Variance: 908.03.D.3(c) 6:1 FAR permitted, 10:1 FAR requested

Variance: 914.02 347 automobile parking spaces required , 100 provided

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: February 7, 2019
Time of Hearing: 10:30
Zone Case 45 of 2019

26 Jacksonia St

Zoning District: R1A-VH
Ward: 25
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Northside
Owner: Latsko Properties LP
Applicant: Fred Underwood

Demolition of structure.

Protest Appeal: Code Section: City Council Resolution 2013-1647

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A