Date of Hearing: April 18, 2019  
Time of Hearing: 9:00  
Zone Case 92 of 2019  

5618 Jackson St  

Zoning District: R2-M  
Ward: 11  
Council District: 7, Councilperson Deborah Gross  
Neighborhood: Highland Park  
Applicant: Jared Korchok  
Owner: Blue Cheese LLC  

Lot subdivision, new 3 story single family dwellings with integral parking and rooftop decks.  

Variance: 903.03.C.2 minimum lot size 3,200 sq. ft. permitted and 2,215sq. ft. proposed  
minimum 30ft front setback required and 11ft requested (unit2)  
minimum 30ft exterior side setback required and 15ft requested(dwelling 2 and rooftop deck2)  
minimum 5ft interior side setback permitted and 0ft requested(dwelling and rooftop decks)  
minimum 30ft rear setback required and 3ft requested (unit2)  

Past Cases & Decisions: N/A  
Notes: N/A
Date of Hearing: April 18, 2019
Time of Hearing: 9:10
Zone Case 100 of 2019

307 4th Ave

Zoning District: GT-A
Ward: 1
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Business District
Applicant: Sittig Cortese LLC
Owner: McNight Bank Tower LLC

Two 2,800sq. ft. and 1,600sq. ft. wall identification signs.

Variance: 919.03.M.7 (a) maximum 80sq. ft. in sign face area permitted and 2,800sq. ft. and 1,600sq. ft. requested

maximum height above grade 40ft permitted, 210ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
**Date of Hearing:** April 18, 2019  
**Time of Hearing:** 9:20  
**Zone Case 111 of 2019**

5824 Forbes Ave

**Zoning District:** LNC  
**Ward:** 14  
**Council District:** 5, Councilperson Corey O’Connor  
**Neighborhood:** Squirrel Hill South  
**Owner:** Pento LLP  
**Applicant:** John Silvestri

Expansion of dance studio, addition to existing structure with accessory parking in rear.

**Variance:** 904.02.C  
maximum lot coverage 90% permitted, 100% proposed

maximum height 45ft permitted, 46’ proposed

maximum FAR 2:1 permitted, 3.58:1 proposed

minimum rear setback is 20’, 0’ proposed

**Variance:** 912.04  
minimum rear setback for accessory parking is 5’, 0’ proposed

**Variance:** 914.02.A  
parking required for addition is 6 spaces; 3 car spaces and 3 bike spaces proposed

**Special Exception:** 916.02.B.1  
maximum height within 50’ of Residential zoned property is 40’/3 stories, 46’/3 stories proposed

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

**Notes:**  
N/A

**Appearances**  
For Appellant:

Objectors:

Observers:
Date of Hearing: April 18, 2019
Time of Hearing: 9:30
Zone Case 105 of 2019

635 Suismon St

Zoning District: LNC
Ward: 23
Council District: 1, Councilperson Darlene Harris
Neighborhood: East Allegheny
Owner: Suydam Erin R
Applicant: Robert Baumbach

Stair house addition and rooftop deck to existing structure for use as three family dwelling with integral parking.

Variance: 904.02.C maximum height 45ft/3stories permitted
maximum FAR 2:1 permitted

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** April 18, 2019  
**Time of Hearing:** 9:40  
**Zone Case 101 of 2019**

216 Kearsarge St

**Zoning District:** R2-H  
**Ward:** 19  
**Council District:** 2, Councilperson Theresa Kail-Smith  
**Neighborhood:** Mt Washington  
**Applicant:** Hilliard Adam W  
**Owner:** Hilliard Adam W

3 tandem parking spaces for single family dwelling.

**Variance:** 903.03.D.2  
minimum 5ft interior side setback required and 3ft requested

**Variance:** 912.04.F  
building separation 3ft required and 0ft requested

**Appearances**

For Appellant:

Objectors:

Observers:
Date of Hearing:  April 18, 2019
Time of Hearing:  9:50
Zone Case 104 of 2019

1802 Jancey St

Zoning District:  LNC
Ward:  10
Council District:  7, Councilperson Deborah Gross
Neighborhood:  Morningside
Applicant:  Rodriguez Associates INC
Owner:  Morningside Partners LP

Install emergency generator for housing for the elderly.

Special Exception:  916.06 maximum noise level permitted between 10:00pm and 6:00am is 45DBA; 65DBA requested

Appears
For Appellant:

Objectors:

Observers:
Date of Hearing: April 18, 2019
Time of Hearing: 10:00
Zone Case 106 of 2019

6144 Centre Ave

Zoning District: UNC
Ward: 7
Council District: 8, Councilperson Erika Strassburger
Neighborhood: East Liberty
Applicant: BREWDOG USA
Owner: Eastside Limited Partnership III

Use as restaurant (general) with outdoor seating area.

Special Exception: 911.02 restaurant (general) is a Special Exception in the UNC zone

Past Cases and Decisions:
N/A

Notes:
N/A

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:**  April 18, 2019  
**Time of Hearing:**  10:10  
**Zone Case 102 of 2019**

1701 Lowrie St

**Zoning District:** LNC  
**Ward:**  24  
**Council District:**  1, Councilperson Darlene Harris  
**Neighborhood:** Troy Hill  
**Applicant:** Gallagher Edward M Jr  
**Owner:** Gallagher Edward M Jr

Use of first floor as single family dwelling, total 2 units structure.

**Variance:** 914.02 one additional parking space on-site required

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

**Notes:** N/A

| Appearance |  
|------------|---|
| **For Appellant:** |  

| Objectors: |  

| Observers: |  


Date of Hearing: April 18, 2019
Time of Hearing: 10:20
Zone Case 103 of 2019

916 James St

Zoning District: R1A-VH
Ward: 23
Council District: 1, Councilperson Darlene Harris
Neighborhood: East Allegheny
Applicant: Grone Gina & Corey
Owner: Grone Gina & Corey

Existing 7ft high privacy fence.

Variance: 903.03.E.2 minimum 5ft exterior side setback required, 0ft requested

Past Cases & Decisions:
N/A

Notes:
N/A

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: April 18, 2019
Time of Hearing: 10:30
Zone Case 107 of 2019

250-254 44th St (parcel 49-B-287,299,304)

Zoning District: R1A-H
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Applicant: E Properties
Owner: 44th & Summit Development LLC

Addition to existing structure and new construction for use as multi-family residential with total 48 units and surface parking.

Variance: 911.02 multi-family residential use is not permitted in R1A zone

Variance: 903.03.D.2 maximum height 40ft/3stories permitted and 41ft/4stories proposed

minimum 15ft rear setback required and 3'8" requested

minimum 15ft exterior side setback required and 7.5ft requested

Variance: 914.10.A 2 off-street loading spaces required

Appearances
For Appellant:

Objectors:

Observers: