<table>
<thead>
<tr>
<th><strong>Division of Zoning and Development Review</strong></th>
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<tr>
<td><strong>ZONING BOARD OF ADJUSTMENT</strong></td>
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<td><strong>HEARING AGENDA</strong></td>
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<td><strong>May 16, 2019</strong></td>
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**Date of Hearing:** May 16, 2019  
**Time of Hearing:** 9:00  
**Zone Case 115 of 2019**

723 James St

**Zoning District:** R1A-VH  
**Ward:** 23  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** East Allegheny  
**Applicant:** Brusselars Erica R  
**Owner:** Brusselars Erica R

Existing 5.5ft high open fence.

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

**Appearances**

For Appellant:

Objectors:

Observers:

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

**Notes:** N/A
Date of Hearing: May 16, 2019
Time of Hearing: 9:10
Zone Case 117 of 2019

1723 Concordia St

Zoning District: R1D-H
Ward: 29
Council District: 4, Councilperson Anthony Coghill
Neighborhood: Carrick
Applicant: Gilliland Mary Susan
Owner: Gilliland Mary Susan

One car parking pad at front.

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

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

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  May 16, 2019  
Time of Hearing:  9:20  
Zone Case 119 of 2019  

715 Liberty Ave  

Zoning District:  GT-C  
Ward:  2  
Council District:  6, Councilperson R Daniel Lavelle  
Neighborhood:  Central Business District  
Owner:  PMC 717 Liberty Ave Associates LP  
Applicant:  BDL Acquisitions  

Use of portion of first floor (700sq) as pawn shop.  

Variance/Review:  911.02 review of use as pawn shop  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases & Decisions:  N/A  
Notes:  N/A
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<th>Date of Hearing:</th>
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<td>9:30</td>
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<td>Zone Case 120 of 2019</td>
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4723 Fifth Ave, (parcels 52-J-74, 87, 52-E-227)

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<tr>
<th>Zoning District:</th>
<th>EMI</th>
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<tr>
<td>Ward:</td>
<td>7</td>
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<td>Council District:</td>
<td>8, Councilperson Erika Strassburger</td>
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<tr>
<td>Neighborhood:</td>
<td>Shadyside</td>
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<tr>
<td>Owner:</td>
<td>Carnegie Mellon University</td>
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<tr>
<td>Applicant:</td>
<td>Carnegie Mellon University</td>
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New dormitory for CMU.

**Special Exception:** 911.04.A.23 new dormitory (3 to 6 story, 45ft to 85ft) for Carnegie Mellon University with 86 dorm rooms/suites

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<th>Past Cases and Decisions:</th>
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**Appearances**

For Appellant:

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**Date of Hearing:** May 16, 2019  
**Time of Hearing:** 9:40  
**Zone Case 124 of 2019**  

5817 Elmer St  

**Zoning District:** R2-M  
**Ward:** 7  
**Council District:** 8, Councilperson Erika Strassburger  
**Neighborhood:** Shadyside  
**Applicant:** Vemana Goutham & Vibha A  
**Owner:** Vemana Goutham & Vibha A  

Front porch enclosure for single family dwelling.  

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

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

**Appearances**  
For Appellant:  

**Objectors:**  

**Observers:**
Date of Hearing: May 16, 2019  
Time of Hearing: 9:50  
Zone Case 125 of 2019  

5846 Sunapee Way/ Alderson St  

Zoning District: RM-M  
Ward: 14  
Council District: 5, Councilperson Corey O’Connor  
Neighborhood: Squirrel Hill  
Applicant: City Studio  
Owner: Kashi David and Aliza  

Use of structure as six dwelling units.  

Variance: 914.02 one additional parking space required  

Past Cases and Decisions:  
ZBA 340 of 2016, applicant’s request for use of existing structure as 6 dwelling units was approved with condition.  

Notes:  
N/A  

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<th>Appearance</th>
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### Date of Hearing:  May 16, 2019  
**Time of Hearing:**  10:00  
**Zone Case 127 of 2019**

6345-51 Aylesboro Ave  

**Zoning District:**  R2-L  
**Ward:**  14  
**Council District:**  8, Councilperson Erika Strasburger  
**Neighborhood:**  Squirrel Hill  
**Applicant:**  ATM Associates LP  
**Owner:**  ATM Associates LP  

Lot subdivision, existing two single family attached dwellings with rear decks.  

**Variance:**  903.03.B.2  
minimum lot size 5,000sq. ft. required and 3,000sq. ft. requested  

**Variance:**  925.06.C  
minimum 4ft interior side setback required and 0ft requested  

### Past Cases and Decisions:  
N/A  

### Notes:  
N/A

### Appearances  
**For Appellant:**

### Objectors:

### Observers:
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<td><strong>Zone Case 128 of 2019</strong></td>
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226 45th St, parcel 49-B-218-A

**Zoning District:** R1A-H  
**Ward:** 9  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Lawrenceville  
**Applicant:** Moss Architecture  
**Owner:** Gialanella William & Eleanor

Renovation to increase dwelling units (total 5).

**Variance/Special Exception:** 921.01.A, 911.02  
Special Exception for expansion of a non-conforming use with a variance to the subsection 921.02.A.1(a) limiting the expansion to 25% for increasing dwelling units from or variance to the table 911.02

**Variance:** 903.03.D.2 minimum 15ft exterior side setback required and 18” requested for fence and dumpster

**Variance:** 925.06.A.2 and 3 maximum height of fences in the front yard is 4ft, 4ft 2inch requested

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**

**Past Cases and Decisions:** N/A  
**Notes:** N/A
**Date of Hearing:** May 16, 2019  
**Time of Hearing:** 10:20  
**Zone Case 126 of 2019**

3247 Ward St

**Zoning District:** R1A-VH  
**Ward:** 4  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Oakland  
**Applicant:** City Studio  
**Owner:** OPA HI Develop LLC

Lot subdivision, two new attached single family dwellings with surface parking.

**Variance:** 903.03.E.2  
minimum 5ft interior side setback required and 2ft requested for parking

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

**Appearances**  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A
Date of Hearing: May 16, 2019
(continued from April 11, 2019)
Time of Hearing: 10:30
Zone Case 78 of 2019
1910-1920 5th Ave (11-J-33,36,38,39,40,41)

Zoning District: UPR-B
Ward: 1
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Uptown
Owner: Williams Salvatore & Irene
Applicant: Michelle Faiello

Use as commercial parking (general).

Variance: 911.02 commercial parking (general) is not permitted in the UPR-B zone

Variance: 908.04.C.1(c ) no surface parking accessory or primary shall be constructed with frontage on Fifth Ave

Variance: 914.06.A one van accessible space with 8’ aisle required, 0 requested

Variance: 918.02.A 1,100SF of landscaping and 9 parking lot trees required for 44 spaces

Variance: 918.03.B.2 & 918.03.B.3 parking lot screening must be at least 42” tall and 80% opaque

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A