**Zone Case 133 of 2019**

321 Johnston Ave

**Zoning District:** R1D-M  
**Ward:** 15  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Hazelwood  
**Applicant:** Kucherenko Sergey  
**Owner:** Kucherenko Sergey

Continued use of structure as two family dwelling.

**Variance/Review:** 911.02 use as two family is not permitted in RID zoning district

**Appearances**
For Appellant:

Objectors:

Observers:
**Date of Hearing:** June 6, 2019  
**Time of Hearing:** 9:10  
**Zone Case 149 of 2019**

Leydon St at 54th St (81-A-129)

**Zoning District:** H  
**Ward:** 10  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Upper Lawrenceville  
**Applicant:** Julia Wattick  
**Owner:** Javornick Lisa

New construction of one single family and two attached homes.

**Special Exception:** 911.02 use as single unit attached residential requires a Special Exception in the Hillside

**Variance:** 905.02.C  
minimum lot size is 3,200sq. ft., proposed are 2,445sq. ft., 1,435sq. ft., 1,370sq. ft.

maximum area of disturbance is 50% of the lot, proposed are 60%, 79%, and 70%

maximum height is 3 stories/ 40ft, proposed are 4stories/44ft

**Appearances**  
**For Appellant:**

**Objectors:**

**Observers:**

<table>
<thead>
<tr>
<th>Past Cases and Decisions:</th>
<th>N/A</th>
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<td>Notes:</td>
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</table>
**Date of Hearing:** June 6, 2019  
**Time of Hearing:** 9:20  
**Zone Case 142 of 2019**

<table>
<thead>
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<th>244 25th St</th>
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**Zoning District:** RIV-IMU  
**Ward:** 2  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Strip District  
**Owner:** Horton Corporation of PA  
**Applicant:** Moss Architects

Provide off-site parking for existing warehouse.

**Special Exception:** 914.07.G.2.a  
off-site parking is a Special Exception

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**

**Past Cases & Decisions:**  
N/A  
**Notes:**  
N/A
Date of Hearing: June 6, 2019
Time of Hearing: 9:30
Zone Case 137 of 2019

1118 Olivia St

Zoning District: R1D-L
Ward: 14
Council District: 5, Councilperson Corey O’Connor
Neighborhood: Swisshelm Park
Owner: Capezzuto Dennis
Applicant: Capezzuto Dennis

One story rear addition to single family dwelling.

Variance: 903.03.B.2 minimum 30ft rear setback required and 25ft requested

Appealances
For Appellant:

Objectors:

Observers
**Date of Hearing:** June 6, 2019  
**Time of Hearing:** 9:40  
**Zone Case 140 of 2019**

3107 Tretow St

**Zoning District:** R1D-M  
**Ward:** 26  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** Perry North  
**Applicant:** Kizilkaya Mustafa  
**Owner:** Kizilkaya Mustafa

Existing carport for two family dwelling.

**Variance:** 903.03.C.2  
minimum 30ft front setback required and 3ft requested  
minimum 5ft interior side setback required and 0ft requested

**Appearances**

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A  
**Notes:**

N/A
Date of Hearing: June 6, 2019
Time of Hearing: 9:50
Zone Case 143 of 2019

5407 Coral St

Zoning District: R2-M
Ward: 8
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Bloomfield
Applicant: Swiss Laura S
Owner: Swiss Laura S

Second story front addition.

Variance: 903.03.C.2 minimum 30ft front setback required and 15ft requested

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:**  June 6, 2019  
**Time of Hearing:**  10:00  
**Zone Case 144 of 2019**

Hatfield St(80-K-174,176)

**Zoning District:**  R1A-VH  
**Ward:**  9  
**Council District:**  7, Councilperson Deborah Gross  
**Neighborhood:**  Central Lawrenceville  
**Applicant:**  Joseph Konzier  
**Owner:**  Joseph Konzier

Construct two new single family attached 3 story with mezzanine dwellings with rooftop decks, rooftop pools, and 2 story rear garages.

**Variance:**  903.03.E.2  
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 dwellings

**Variance:**  912.04.E  
maximum height one story/15ft permitted and 2 story /20ft requested for garages

**Appearances**
**For Appellant:**

**Objectors:**

**Observers:**

**Past Cases and Decisions:**  N/A  
**Notes:**  N/A
Date of Hearing:  June 6, 2019
Time of Hearing:  10:20
Zone Case 145 of 2019

Dresden Way (80-D-45)

Zoning District:  R1D-VH
Ward:  10
Council District:  7, Councilperson Deborah Gross
Neighborhood:  Lawrenceville
Applicant:  Chuck+Sons, LLC
Owner:  Javornick Lisa

Lot subdivision, 2 new three story single family attached dwellings with integral parking and rooftop decks.

Variance:  903.03.E.2  minimum 1,200s.f. lot size required and 1,060s.f. requested

minimum 5ft interior side setback required and 0ft proposed for rooftop decks
minimum 5ft front setback required and 2.5ft requested for unit1
minimum 15ft rear setback required and 10ft requested

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

Past Cases & Decisions:
N/A

Notes:
N/A
Date of Hearing: June 6, 2019
Time of Hearing: 10:30
Zone Case 147 of 2019

5801 Forward Ave

Zoning District: LNC
Ward: 14
Council District: 5, Councilperson Corey O’Connor
Neighborhood: Squirrel Hill
Applicant: Carik Signs LLC
Owner: Getgo Partners South

LED sections on existing ground identification sign.

Variance: 919.03.O.3 electronic non-advertising signs are not permitted in LNC zoning district

Past Cases & Decisions:
N/A

Notes:
Certificate of Occupancy 201002780, dated 11/12/2010, permitted occupancy “One 2’6”x5’ 1 ½” internally illuminated wall business ID sign(Getgo from Giant Eagle) over front door of one story structure, three 3’x6’ ½” internally illuminated flat wall business ID signs (one on each side of canopy), one 13’7”x12’ ¾” internally illuminated business ID pole sign at corner of Forward and Murray Avenues”

Appearances
For Appellant:

Objectors:

Observers: