### Date of Hearing: November 9, 2017
### Time of Hearing: 9:00
### Zone Case 340 of 2017

327 N Negley Ave

**Zoning District:** R2-H  
**Ward:** 11  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** Garfield  
**Applicant:** Walnut Capital  
**Owner:** Urban League of Pittsburgh

Renovation and addition to school/social hall building for 40 affordable housing units. Renovation of existing rotunda building for offices and supportive services related to housing community.

**Variance:** 911.02  
multi-unit residential is not permitted in R2 zoning district

**Appearances**

*For Appellant:*

*Objectors:*

*Observers:*

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

**Notes:**
N/A
Date of Hearing: November 9, 2017
Time of Hearing: 9:10
Zone Case 349 of 2017

2815 Penn Ave

Zoning District: UI
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Strip District
Applicant: Nathan Hart
Owner: 2647 Smallman LLC

Five and one story rear additions to existing commercial building, change of use to a restaurant (general) and an office, surface parking.

Variance: 904.07.A minimum 10ft interior side setback required and 0ft requested

Variance: 914.02 39 additional parking spaces required

Variance: 912.04.B minimum 2ft rear setback required and 0ft proposed for parking spaces

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: November 9, 2017
Time of Hearing: 9:20
Zone Case 345 of 2017

2528 Smallman St

Zoning District: UI
Ward: 2
Council District: 7, Councilperson Deborah Gross
Neighborhood: The Strip District
Owner: Noll Development LLC
Applicant: Indovina Associates

New construction of six story building for use as multi-unit residential (19 units) and limited retail with integral parking.

Special Exception: 911.04.A.86 use as multi-unit residential is a Special Exception in UI zoning district

Variance: 904.07.C minimum 10ft interior side setback required and 0ft requested

Administrator Exception: 925.06.G.1
0ft side setback required for building addition and accessory structures where existing primary structure built within setbacks

Special Exception: 904.07.C.4 additional height for 6 stories/76ft where maximum 4 stories/60ft is permitted

Special Exception: 904.07.C.5 additional FAR 10:1 requested where 3:1 maximum is permitted

Variance: 914.10.A 1 loading space is required and 0 spaces requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A
Date of Hearing: November 9, 2017
Time of Hearing: 9:30
Zone Case 337 of 2017

300 Millbridge St

Zoning District: R1D-H
Ward: 18
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Allentown
Owner: Perfect Sense Properties
Applicant: Perfect Sense Properties

Four parking spaces for two family dwelling.

Variance: 903.03.D.2  minimum 15ft front setback required and 0ft requested

minimum 15ft exterior side setback required and 0ft requested

Past Cases and Decisions:
N/A

Notes:
Certificate of Occupancy 37770, dated 12/10/80, permitted occupancy “Two family dwelling”.

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: November 9, 2017  
Time of Hearing: 9:40  
Zone Case 338 of 2017

403 Jacksonia St

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

Continued use of structure as two family dwelling.

Variance/Review: 911.02  
use of two family dwelling is not permitted in R1A zoning district

Past Cases and Decisions:
N/A

Notes:
Certificate of Occupancy 25043, dated 12/15/1971, permitted occupancy “2 ½ story 1 family dwelling”.

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: November 9, 2017
Time of Hearing: 9:50
Zone Case 339 of 2017

512 N Taylor St

Zoning District: R1A-VH
Ward: 22
Council District: 1, Councilperson Darlene Harris
Neighborhood: Central Northside
Applicant: North Side Associates
Owner: North Side Associates

Continued use of structure as two family dwelling.

Variance/Review: 911.02 use of two family dwelling is not permitted in R1A zoning district

Past Cases and Decisions: N/A

Notes:
Certificate of Occupancy 25122, dated 6/10/1978, permitted occupancy “Two story day nursery with one stall rear mini parking area”.

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:**   November 9, 2017  
**Time of Hearing:**   10:00  
**Zone Case 347 of 2017**  
549 Southern Ave

**Zoning District:** R1D-H  
**Ward:**   19  
**Council District:**  2, Councilperson Theresa Kail-Smith  
**Neighborhood:** Mount Washington  
**Applicant:** Slaby Ken  
**Owner:** Slaby Ken

One car parking pad at front of single family dwelling.

**Variance:** 903.03.D.2  
minimum 15ft front setback required  
and 5ft requested

or alternatively  
**Variance:** 903.03.D.2  
minimum 5ft interior side setback  
required  and 0ft requested

**Variance:** 12.04.F  
separation from building 3ft required  
and 1ft requested

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**

**Past Cases and Decisions:**  
ZBA 325 of 2016, applicant’s request for three car parking pad at front of single family dwelling was denied.

**Notes:**  
N/A
Date of Hearing: November 9, 2017  
Time of Hearing: 10:10  
Zone Case 348 of 2017  

731 Hazelwood Ave  

Zoning District: R1-H  
Ward: 15  
Council District: 5, Councilperson Corey O’Connor  
Neighborhood: Greenfield  
Applicant: Niu Iko Zack  
Owner: Niu Iko Zack  

Front porch enclosure for single family dwelling.  

Variance: 903.03.D.2 minimum 15ft front setback required and 10ft requested  

Variance: 925.06.C minimum 3ft interior side setback required and 0.5ft requested  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions:  
N/A  
Notes:  
N/A
Date of Hearing: November 9, 2017
Time of Hearing: 10:20
Zone Case 346 of 2017

819 Collins St

Zoning District: R2-H
Ward: 11
Council District: 7, Councilperson Deborah Gross
Neighborhood: Highland Park
Applicant: Fetter David H & Sarah
Owner: Fetter David H & Sarah

11' x 15.5' deck, existing 7' high privacy fence, and 7'x3' pergola at rear of single family dwelling.

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

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

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: November 9, 2017
Time of Hearing: 10:30
Zone Case 193 of 2016

3221 Kennett Sq

Zoning District: R1A-VH
Ward: 4
Council District: 3, Councilperson Theresa Kail-Smith
Neighborhood: South Oakland
Applicant: Gibbons Realty Limited Partnership
Owner: Gibbons Realty Limited Partnership

The case is remanded for the Zoning Board of Adjustment to take evidence and make findings of fact and conclusions of law regarding the legal requirements for a two family use in an R4 district prior to the effective date of the 1958 Zoning Code; and determine whether the subject property met those requirements as of the effective date of the 1968 Zoning Code.

Review: 911.02 review by the ZBA

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