Date of Hearing: November 16, 2017
(continued from October 12, 2017)
Time of Hearing: 9:00
Zone Case 326 of 2017

600-606 Cedar Ave

Zoning District: R1A-VH
Ward: 23
Council District: 1, Councilperson Darlene Harris
Neighborhood: East Allegheny
Applicant: Lisa Carver
Owner: Davis Properties Holding CO LLC

Interior renovation and new construction for existing three and four story buildings. Increase of residential units. New construction of stair tower. Off-site parking located at 414 Avery (parcel 23-S-106) and on 713-719 James St (parcel 23-S-211).

Variance/Special Exception: 921.02.A.1(a)
911.02
increasing multi-unit residential from a total of 20 units to 27 units and approximately 10% building area increase

Administrator Exception: 925.06.G.1(h)
new construction for additions building within setbacks where primary structure is built within setbacks

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

Variance: 903.03.E.2 height for additions greater than 40ft/3 stories

Past Cases & Decisions: N/A

Notes:
Certificate of Occupancy 12-B-02960, dated 9/13/2013, permitted occupancy “Use of 3 story structure with 6 existing dwelling units on second and third floors with six new dwelling units on first floor and basement with 8 existing on-site parking and 6 additional off-site parking spaces located at 719 James St”.

Certificate of Occupancy 49902, dated 1985, permitted occupancy “Multiple family dwelling with 8 dwellings” for 606 Cedar Avenue.
Date of Hearing: November 16, 2017
Time of Hearing: 9:10
Zone Case 352 of 2017

2633 Fifth Ave

Zoning District: H
Ward: 4
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: West Oakland
Applicant: Felix Cardella TKA
Owner: Portal Place Apartments I LP

17 new accessory surface parking spaces for apartment building.

Variance: 912.01.D accessory uses must be in the same zoning district as primary use

Variance: 915.02.A.e 10ft retaining wall height maximum, 15ft and 11ft proposed

Variance: 915.02.A.d bottom of cut slope shall be 5ft from any parking area, 0 proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: November 16, 2017
Time of Hearing: 9:20
Zone Case 353 of 2017

436 Sweetbriar St

Zoning District: R1D-M
Ward: 19
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Duquesne Heights
Owner: Pomo Development INC
Applicant: Pomo Development INC

New two story single family detached dwelling with integral parking, 9'x18' deck, 5'x24' roofed front porch.

Variance: 903.03.C.2 minimum lot size 3,200 sq. ft. permitted and 2,751 sq. ft. requested

minimum 30ft front setback required and 0ft requested (porch)

minimum 30ft rear setback required and 8” requested (dwelling)

minimum 30ft exterior side setback required and 11” requested (dwelling)

Variance: 912.04.B minimum 2ft rear setback required and 7” requested (deck)

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: November 16, 2017
Time of Hearing: 9:30
Zone Case 237 of 2017

614 Edmond St

Zoning District: R2-VH
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: Bloomfield
Owner: 614 Edmond St LLC
Applicant: David Roth

New four story two family dwelling with two level deck, front stairs and window well, and two car parking pad at rear.

Variance: 903.03.E.2 maximum height 3 stories permitted and 4 stories requested

minimum 5ft interior side setback required and 1ft(dwelling), 0ft and 3ft (parking) requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions: N/A
Notes: N/A
Date of Hearing:  November 16, 2017
(continued from October 12, 2017)
Time of Hearing:  9:40
Zone Case 327 of 2017

202 38th St/ 3718 Butler St

Zoning District:  LNC
Ward:  6
Council District:  7, Councilperson Deborah Gross
Neighborhood:  Lower Lawrenceville
Applicant:  Jared Lorchok
Owner:  Burnell Derek E & Jessica Z

Expansion of restaurant (general) in existing three story structure.

Special Exception:  911.02 use as restaurant(general) is a Special Exception in LNC zone

Variance:  914.02.A  4 parking spaces required and 0 requested

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** November 16, 2017  
**Time of Hearing:** 9:50  
**Zone Case 350 of 2017**

158-160 Meadow St  
**Zoning District:** R1A-H,R2-H  
**Ward:** 12  
**Council District:** 9,Councilperson Rev Ricky Burgess  
**Neighborhood:** Larimer  
**Applicant:** Lane Betty Ann  
**Owner:** Lane Betty Ann

6ft high open fence and an art element.

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

**Appearances**  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:** N/A  
**Notes:** N/A
Date of Hearing: November 16, 2017  
Time of Hearing: 10:00  
Zone Case 356 of 2017  

1215 S Negley Ave  

Zoning District: R2-L  
Ward: 14  
Council District: 8, Councilperson Daniel Gilman  
Neighborhood: Squirrel Hill North  
Applicant: Howard West Properties LP  
Owner: Howard West Properties LP  

Use of structure as two family dwelling.  

Variance: 903.03.B.2 minimum 3,000 sq. ft. lot size per unit permitted and 2,734 sq. ft. requested  

Past Cases and Decisions:  
N/A  

Notes:  
Certificate of Occupancy 16-OCC-00502, dated 8/9/2016, permitted occupancy “Two car parking pad at rear of 2 ½ story single family dwelling with detached garage”.

Appearances  
For Appellant:  

Objectors:  

Observers:
Date of Hearing: November 16, 2017
Time of Hearing: 10:10
Zone Case 354 of 2017

728 N Euclid Ave

Zoning District: R2-H
Ward: 11
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: East Liberty
Applicant: PWCampbell
Owner: East Liberty Development INC

One story detached garage at rear of single family dwelling.

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

Appearances
For Appellant:

Objectors:

Observers: