Date of Hearing:  February 15, 2018
Time of Hearing:  9:00
Zone Case 23 of 2018

1250 Banksville Rd

Zoning District:  HC
Ward:  20
Council District:  2, Councilperson Theresa Kail-Smith
Neighborhood:  Banksville
Applicant:  ACCEL Sign Group INC
Owner:  Laughner Partnership (THE)

LED pricing panel for existing pylon sign.

Special Exception:  919.03.O.3  use of electronic non-advertising sign is a Special Exception in HC zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A
**Date of Hearing:**  February 15, 2018  
**Time of Hearing:**  9:10  
**Zone Case 24 of 2018**

310 N Craig St

**Zoning District:**  OPR-B  
**Ward:**  5  
**Council District:**  6, Councilperson R Daniel Lavelle  
**Neighborhood:**  North Oakland  
**Applicant:**  Kim Won Young & Sun Chong  
**Owner:**  Kim Won Young & Sun Chong

Use of portion of first floor as laundry services, dry cleaning.

**Variance/Review:**  911.04.A.67  use as laundry services is not permitted in OPR district

### Past Cases and Decisions
- **N/A**

### Notes
- **N/A**

---

### Appearances

**For Appellant:**

### Objectors:

### Observers:
**Date of Hearing:** February 15, 2018  
**Time of Hearing:** 9:20  
**Zone Case 29 of 2018**

2613 Smallman St

**Zoning District:** UI  
**Ward:** 2  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Strip District  
**Owner:** Wilsson 1 LLC  
**Applicant:** Wilsson 1 LLC

Use of two story structure as manufacturing and assembly (limited) for distillery on first floor with tasting area, and restaurant (general).

**Variance:** 914.02  
22 on-site parking spaces required

**Past Cases & Decisions:**

N/A

**Notes:**

Certificate of Occupancy 62490, dated 4/10/92, permitted occupancy “One story structure for storage and wholesale distributing on Mexican pottery and southwestern items, with incidental retail sales”.

**Appearances**

For Appellant:

**Objectors:**

**Observers:**
Date of Hearing:  February 15, 2018  
Time of Hearing:  9:30  
Zone Case 35 of 2018

3535 Fleming Ave

Zoning District: R1A-H  
Ward: 27  
Council District: 1, Councilperson Darlene Harris  
Neighborhood: Brighton Heights  
Owner: Ehrler Clyde W & Mary J  
Applicant: Geraldine Muiango

Use of single family dwelling as child care (limited), up to six children.

Special Exception: 911.04.A.12 use of child care (limited) is a Special Exception in R1A zoning district

Appearances  
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:  
N/A

Notes:  
N/A
Date of Hearing: February 15, 2018  
Time of Hearing: 9:40  
Zone Case 36 of 2018  

10 Virginia Ave & 55 Wyoming St  

Zoning District: LNC  
Ward: 19  
Council District: 2, Councilperson Theresa Kail-Smith  
Neighborhood: Mount Washington  
Applicant: Brian Vetere Carson City Vetere  
Owner: 10 Virginia Ave LLC  

Off-site parking for 10 Virginia to be provided at 55 Wyoming St, expansion of the use as restaurant (general) within LNC, and reduction of the required parking for restaurant (general). Also, see case 303 of 2015.  

Special Exception: 911.04.A.57 expansion of the use as restaurant (general)  

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

Variance: 914.02.A reduction to the required number of parking for use as restaurant (general)  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions:  
ZBA 303 of 2015, applicant’s request for building renovation for use as restaurant (general) with 5 on-site parking spaces and six off-site parking spaces was approved with condition.  

Notes:  
N/A
Date of Hearing: February 15, 2018
Time of Hearing: 9:50
Zone Case 30 of 2018

Penn Ave & Bakery Square Blvd

Zoning District: SP-9
Ward: 7
Council District: 8, Councilperson
Neighborhood: Shadyside
Applicant: Walnut Capital Management INC
Owner: Lore PPA BKSQ Parcel B LLC

Construction of new nine story office building.

Variance: 909.01.P.1(a)(2)(i) maximum height 6 stories/85ft permitted and 9 stories/130ft requested

Variance: 909.01.P.1(a)(2)(ii) maximum FAR 4:1 permitted and 6.2:1 requested

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** February 15, 2018  
**Time of Hearing:** 10:00  
**Zone Case 33 of 2018**

1306 Grandview Ave

**Zoning District:** AP  
**Ward:** 19  
**Council District:** 2, Councilperson Theresa Kail-Smith  
**Neighborhood:** Duquesne Heights  
**Applicant:** Pamela Williams  
**Owner:** Trimont Residential Condominium  

6ft privacy fence for vacant lot  

**Variance:** 905.01.C minimum 30ft front setback required and 0ft requested

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

**Notes:**  
N/A
Date of Hearing: February 15, 2018  
Time of Hearing: 10:10  
Zone Case 34 of 2018

600 Greentree Rd

Zoning District: NDI  
Ward: 20  
Council District: 2, Councilperson Theresa Kail-Smith  
Neighborhood: Westwood  
Applicant: Chris Livengood  
Owner: 600 Greentree Road LLC

New construction of 5,100 sq. ft. warehouse (general).

Variance: 911.02  
use as warehouse (general) is not permitted in NDI zoning district

Variance: 904.03.C  
minimum 20ft rear setback required and 3ft requested

Appearances  
For Appellant:

Objectors:

Observers:
Date of Hearing: February 15, 2018  
Time of Hearing: 10:20  
Zone Case 31 of 2018

1243 N Franklin St  

Zoning District: R1A-VH  
Ward: 21  
Council District: 6, Councilperson R Daniel Lavelle  
Neighborhood: Manchester  
Applicant: Brian Mendelssohn  
Owner: Society of St Vincent de Paul Council of PGH

Change of use to co-working office, co-working kitchen, and co-share artist studio with accessory parking and dumpster.

<table>
<thead>
<tr>
<th>Variance</th>
<th>Requirement</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>911.02</td>
<td>office(limited), art studio and restaurant (general) are not permitted in the R1A zoning district</td>
<td></td>
</tr>
<tr>
<td>914.02.A</td>
<td>9 off-street parking spaces are required and 5 spaces proposed</td>
<td></td>
</tr>
<tr>
<td>914.10.A</td>
<td>2 off-street loading spaces are required and 0 proposed</td>
<td></td>
</tr>
<tr>
<td>912.04</td>
<td>minimum 5ft side setback required and 0ft proposed (dumpster)</td>
<td></td>
</tr>
</tbody>
</table>

Past Cases & Decisions: N/A

Notes: Certificate of Occupancy 75821, dated 7/12/1993, permitted occupancy "Existing head start program with four classrooms on lot. Floor (9804 sq. ft)(Unit A maximum of 17 children in 3 classrooms and 20 children in 1 classroom) ages 3 to 5 years old from 8:00 am to 4:45pm".

Appearances  
For Appellant:

Objectors:

Observers: