<table>
<thead>
<tr>
<th>Date of Hearing:</th>
<th>May 17, 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Time of Hearing:</td>
<td>9:00</td>
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<tr>
<td>Zone Case 113 of 2018</td>
<td></td>
</tr>
</tbody>
</table>

103 Jacksonia St

<table>
<thead>
<tr>
<th>Zoning District:</th>
<th>RIA-VH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward:</td>
<td>25</td>
</tr>
<tr>
<td>Council District:</td>
<td>6, Councilperson R Daniel Lavelle</td>
</tr>
<tr>
<td>Neighborhood:</td>
<td>Central Northside</td>
</tr>
<tr>
<td>Applicant/Protestant:</td>
<td>Robert HuDock</td>
</tr>
<tr>
<td>Owner:</td>
<td>Rogo Properties LLC</td>
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</tbody>
</table>

Demolition of structure.

<table>
<thead>
<tr>
<th>Protest Appeal:</th>
<th>Code Section : City Council Resolution 2013-1647</th>
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<table>
<thead>
<tr>
<th>Appearances</th>
</tr>
</thead>
<tbody>
<tr>
<td>For Appellant:</td>
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</tbody>
</table>

| Objectors: |

| Observers: |
**Date of Hearing:** May 17, 2018  
**Time of Hearing:** 9:10  
**Zone Case 114 of 2018**

1625 Lincoln Ave

**Zoning District:** EMI  
**Ward:** 12  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** Lincoln Lemmington Belmar  
**Applicant:** Ralph A Falbo INC  
**Owner:** REDO 1625 LP

Use of existing structure as housing for the elderly (general) and medical office (general).

**Variance:** 911.04.A.81(4)  
medical office (general) in EMI requires Institutional Master Plan and Development Plan

**Variance:** 911.04.A.36  
not less than 40% of the required lot shall be usable open space at grade level. 119,976sf required, 59,532sf provided

**Variance:** 905.03.D.2  
additional parking not permitted in EMI district without approved Institutional Master Plan, 17 new spaces requested

**Appearances**  
For Appellant:

Objectors:

Observers:
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<td><strong>Time of Hearing:</strong></td>
<td>9:20</td>
</tr>
<tr>
<td><strong>Zone Case 110 of 2018</strong></td>
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</tbody>
</table>

Kelly St, 174-R-194

**Zoning District:** LNC  
**Ward:** 13  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** Homewood South  
**Owner:** Johnson Charles H  
**Applicant:** Johnson Charles H

Use of structure as banquet hall, event space.

**Variance/Special Exception:** 911.02 use as banquet hall is an unlisted use

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**

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

**Notes:**  
N/A
Date of Hearing: May 17, 2018
Time of Hearing: 9:30
Zone Case 111 of 2018

1503 Brownsville Rd

Zoning District: RM-M
Ward: 29
Council District: 4, Councilperson
Neighborhood: Carrick
Owner: Readshaw Funeral Home INC
Applicant: Readshaw Funeral Home INC

Two existing pole signs for funeral home.

Variance: 919.03.N.2 maximum 12sq. ft. in sign face area permitted and 24 sq. ft. requested
maximum one sign permitted
minimum 5ft from a property line required and 2ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: May 17, 2018
Time of Hearing: 9:40
Zone Case 103 of 2018

5139 Penton Rd

Zoning District: R1D-VL
Ward: 14
Council District: 8, Councilperson Erika Strassburger
Neighborhood: Squirrel Hill North
Applicant: Alcorn Terence S & Hope G
Owner: Alcorn Terence S & Hope G

One story rear addition to single family dwelling.

Variance: 903.03.A.2 minimum 30ft rear setback required and 5ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A
Notes:
N/A
Date of Hearing: May 17, 2018
(continued from April 19, 2018)
Time of Hearing: 9:50
Zone Case 90 of 2018

404-410 E Ohio St (23-S-230, 231, 233, 234)

Zoning District: LNC
Ward: 23
Council District: 1, Councilperson Darlene Harris
Neighborhood: East Allegheny
Owner: Northside Leadership Conference
Applicant: Nathan Hart

Rear addition and interior renovations to create six new dwelling units.

Variance: 904.02.C maximum FAR is 2:1, 2.66:1 requested

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

Special Exception: 914.04.G.1(a) off-site parking is a Special Exception
Variance: 914.02.A 6 off-street parking spaces required and 5 requested
Variance: 914.07.G.1(a) off-site parking is a Special Exception
Variance: 914.10.A one off-street loading space required and 0 requested
Special Exception: 916.02.A.7 minimum 15ft rear setback required within 50ft of R1A-VH zone; 5.61’ requested

Administrator Exception: 925.06.G.1 building addition matches existing building’s encroachment into the required 20’ rear setback

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: May 17, 2018
Time of Hearing: 10:00
Zone Case 112 of 2018

Waterfront Place (9-C-8, 9-C-4)

Zoning District: SP-8
Ward: 2
Council District: 7, Councilperson Erika Strassburger
Neighborhood: Strip District
Applicant: PVE
Owner: Buncher Company

Two new multi-family residential buildings with 443 dwelling units.

Variance: 909.01.O.6 Building Service on block D limited to 16th Street only, resident loading proposed on Waterfront Place

accessory surface parking on 17th Street, no accessory surface parking accessed from 17th Street permitted

Review: Code Section 2012-0606 Section 3
Storefront spaces required along 17th Street, none proposed

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** May 17, 2018  
**Time of Hearing:** 10:10  
**Zone Case 115 of 2018**

206(224) N Euclid Ave  

**Zoning District:** CP  
**Ward:** 11  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** East Liberty  
**Applicant:** Graphics 22 Signs INC  
**Owner:** Detective Building LLC

New 154 sq. ft. wall mounted business ID sign.

**Variance:** 919.03.M.5(a)  
maximum 80 sq. ft. in sign face area permitted and 154 sq. ft. requested  
maximum height above grade 20 ft permitted and 37.4 ft requested

**Variance:** 919.01.E.6  
signs that extend above the roof line or parapet wall are prohibited

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

**Objectors:**

**Observers:**
Date of Hearing: May 17, 2018
Time of Hearing: 10:20
Zone Case 116 of 2018

1439 N Franklin St

Zoning District: R2-H
Ward: 21
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Manchester
Applicant: Wayne Fu (prospective owner)
Owner: North shore Community Alliance INC

Use of structure as an office (limited) on second floor and a warehouse (limited) on first floor.

Special Exception: 921.02.A.4 change from a one nonconforming use to another is a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions: N/A
Notes:
Certificate of Occupancy 75637, dated 4/29/93, permitted occupancy “Community Center (1,350 sq. ft. of offices-new interior second floor above existing gymnasium).”
Date of Hearing: May 17, 2018
Time of Hearing: 10:30
Zone Case 117 of 2018

172,174,176 43rd St

Zoning District: R1A-VH
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Applicant: Sullivan Lynn
Owner: Sullivan Lynn

Three new 4 story single family attached dwellings with integral parking, rooftop decks, and rear decks.

Variance: 903.03.E.2  minimum 15ft rear setback required and 14ft requested

minimum 5ft interior side setback required and 2’ 7.5” and 0ft requested (rooftop decks)

maximum height three story permitted and 4 stories requested

Variance: 925.06.C  minimum 3ft interior side setback required and 2’ 7.5” and 0ft requested (dwellings)

Appearances
For Appellant:

Objectors:

Observers: