<table>
<thead>
<tr>
<th>Date of Hearing:</th>
<th>June 21, 2018</th>
<th>Past Cases &amp; Decisions:</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Time of Hearing:</td>
<td>9:00</td>
<td>Notes:</td>
<td>N/A</td>
</tr>
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<td>Zone Case 128 of 2018</td>
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</tbody>
</table>

5112 Carnegie St

**Zoning District:** R1A-VH  
**Ward:** 10  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Upper Lawrenceville  
**Applicant:** Big League Construction LLC  
**Owner:** Big League Construction LLC

New 2 ½ story single family attached dwelling with rear parking and rooftop deck.

**Variance:** 903.03.E.2  
minimum 5ft interior side setback required and 0ft requested for accessories

**Variance:** 925.06.C  
minimum 5ft interior side setback required and 0ft requested

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

**Objectors:**

**Observers:**
Date of Hearing: June 21, 2018  
Time of Hearing: 9:10  
Zone Case 145 of 2018

293 38th St

Zoning District: R1A-H  
Ward: 6  
Council District: 7, Councilperson Deborah Gross  
Neighborhood: Lower Lawrenceville  
Applicant: Fodor Benjamin A  
Owner: Fodor Benjamin A

Use of structure as three family dwelling.

Variance: 911.02 use of three family dwelling is not permitted in R1A zoning district

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 200602201, dated 8/31/2007, permitted occupancy “10’x12’ deck in southerly side yard of existing three story two unit dwelling with five car detached garage in rear yard”.

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: June 21, 2018
Time of Hearing: 9:20
Zone Case 144 of 2018

3719 Butler St/192 38th St (49-J-89,92,93)

Zoning District: LNC
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lower Lawrenceville
Owner: Carter Louis LLC
Applicant: Carter Louis LLC

New four story mixed use structure.

Variance: 904.02.C maximum height 45ft/3 stories permitted and 49'8''/4 stories requested

maximum FAR 2:1 permitted and 4.51:1 requested

Special Exception: 916.09 waiver of residential compatibility Standards
916.02.A.8 minimum 15ft rear setback required and 0ft proposed
916.02.B maximum height 40ft/3 stories permitted and 49'8''/4 stories requested

Variance: 914.10.A one loading space required

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: June 21, 2018  
Time of Hearing: 9:30  
Zone Case 133 of 2018

159 Techview Ter

Zoning District: R2-L  
Ward: 14  
Council District: 8, Councilperson Erika Strassburger  
Neighborhood: Squirrel Hill  
Owner: Coppersmith Laurel Ann  
Applicant: Coppersmith Laurel Ann

One story rear addition to single family dwelling.

Variance: 903.03.B.2 minimum 30ft rear setback required and 9’10” requested

Past Cases and Decisions: 
N/A

Notes: 
N/A

Appearances  
For Appellant:

Objectors:

Observers:
Date of Hearing: June 21, 2018
Time of Hearing: 9:40
Zone Case 134 of 2018

4765 Lougean Ave

Zoning District: R1D-L
Ward: 31
Council District: 5, Councilperson Corey O’Connor
Neighborhood: Lincoln Place
Applicant: Knepp Patrick L & Marcie K
Owner: Knepp Patrick L & Marcie K

Two story front addition.

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

minimum 5ft interior side setback required and 1ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A
Notes:
N/A
Date of Hearing: June 21, 2018  
Time of Hearing: 9:50  
Zone Case 142 of 2018  

309(301) Station Square Dr  

Zoning District: SP-4  
Ward: 19  
Council District: 2, Councilperson Theresa Kail-Smith  
Neighborhood: South Shore  
Applicant: Clark Hill PLC  
Owner: Forest City Station Square Associates LP  

Signage for Josh Gibson Memorial Park.  

Variance: Station Square Signage  
Regulations adopted by Planning Commission  

Sponsorship Sign not for Public Destination Facility. Sign on archway and History and Donor Board for Josh Gibson Heritage Park  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions:  
N/A  
Notes:  
N/A
Date of Hearing:  June 21, 2018
Time of Hearing:  10:00
Zone Case 146 of 2018

5505 Howe St

Zoning District:  R2-M
Ward:  7
Council District:  8,Councilperson Erika Strassburger
Neighborhood:  Shadyside
Applicant:  Lardo Properties LLC
Owner:  Lardo Properties LLC

Ten parking spaces at rear of two story 4 family dwelling.

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
Certificate of Occupancy 42986, dated 9/30/1983, permitted occupancy “Four dwelling units with five stall rear detached garage (garages and accessory to dwelling units “. 
**Date of Hearing:** June 21, 2018  
**Time of Hearing:** 10:10  
**Zone Case 139 of 2018**

1222 N Hiigland Ave

**Zoning District:** R1D-L  
**Ward:** 11  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Highland Park  
**Applicant:** RC WATT  
**Owner:** Cardillo Lucy

New generator at rear of single family dwelling.

**Variance:** 917.02.A  
maximum permitted sound level, DBA
7am to 10pm is 65,  
10pm to 7am is 60, and 67 DBA requested

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

**Notes:** N/A
Date of Hearing: June 21, 2018  
(continued from 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

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)."

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: June 21, 2018
Time of Hearing: 10:30
Zone Case 131 of 2018

2039, 2051 Termon Ave

Zoning District: R1D-M
Ward: 27
Council District: 1, Councilperson Darlene Harris
Neighborhood: Brighton Heights
Applicant: Cohen & Grigsby PC
Owner: Three Rivers Youth

Use of properties as community home.

Special Exception: 911.04.A.84 use as community home is a Special Exception in R1D zoning district

Past Cases and Decisions:
ZBA 1 of 2018, the Applicant’s request for a variance from Section 911.04.A.84(c) is DENIED, and thus its request for a special exception pursuant to Section 911.04.A is also DENIED, without prejudice to submit a revised application and additional evidence.

Notes:

Appearances
For Appellant:

Objectors:

Observers: