<table>
<thead>
<tr>
<th>Date of Hearing:</th>
<th>June 28, 2018</th>
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</thead>
<tbody>
<tr>
<td>Time of Hearing:</td>
<td>9:00</td>
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<tr>
<td>Zone Case 143 of 2018</td>
<td></td>
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<tr>
<td>880 Saw Mill Run Blvd</td>
<td></td>
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<tr>
<td>Zoning District:</td>
<td>HC</td>
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<tr>
<td>Ward:</td>
<td>18</td>
</tr>
<tr>
<td>Council District:</td>
<td>2, Councilperson Theresa Kail-Smith</td>
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<tr>
<td>Neighborhood:</td>
<td>Bon Air</td>
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<tr>
<td>Applicant:</td>
<td>JSF Saw Mill Run EX LLC</td>
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<tr>
<td>Owner:</td>
<td>860 Realty Corporation</td>
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New wall mounted business ID signs.

**Variance:** 919.03.M.4  
maximum 80sq. ft. in sign face area permitted and 314.2sq.ft. and 157.4sq. ft. requested  
maximum height above grade 40ft permitted and 45.3ft and 43.8ft requested  
maximum letter height on wall signs below 40ft 4ft permitted

**Appearances**  
For Appellant:

Objectors:

Observers:
Date of Hearing: June 28, 2018
Time of Hearing: 9:10
Zone Case 151 of 2018

3706 Butler St

Zoning District: LNC
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lower Lawrenceville
Applicant: Desmone Architects
Owner: Three 3700 Butler Associates LLC

Conversion of existing 4 story building into office (general) and ground floor retail with integral parking garage.

Variance: 914.02.A 12 parking spaces approved under ZBA 374 of 2016, 11 requested

Variance: 914.06.A one van accessible space with 8’ aisle required, one accessible space with 5’ aisle requested

Variance: 914.06.B accessible spaces require minimum vertical clearance of 8’2”, 7’ requested

Past Cases and Decisions:
ZBA 101 of 2014, applicant’s request for renovation of a 3 story existing building with a 4th floor addition for use as multi-unit residential with first floor to remain vacant and 23 off-site parking spaces was approved with conditions.

ZBA 374 of 2016, applicant’s request for use of 23,176 sq. ft. of four story structure as an office (general) was approved with conditions.

Notes:
N/A

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: June 28, 2018  
Time of Hearing: 9:20  
Zone Case 140 of 2018

1811 Brownsville Rd

Zoning District: LNC  
Ward: 29  
Council District: 4, Councilperson Anthony Coghill  
Neighborhood: Carrick  
Owner: Carnegie Library of Pittsburgh  
Applicant: Sign Pro Architectural

Erect one 12 sq. ft. ground mounted identification sign with LED lettering at front of existing library.

Variance: 919.03.O.3    electronic non-adverting signs are not permitted in LNC zoning district

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

Appearances  
For Appellant:

Objectors:

Observers:
Date of Hearing: June 28, 2018
Time of Hearing: 9:30
Zone Case 148 of 2018

1001 Galveston Ave

Zoning District: R1A-H
Ward: 22
Council District: 1, Councilperson Darlene Harris
Neighborhood: Allegheny West
Owner: Shimizu Ritsu
Applicant: Shimizu Ritsu

6ft high privacy fence at rear.

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

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** June 28, 2018  
**Time of Hearing:** 9:40  
**Zone Case 150 of 2018**

7303 Reynolds St

**Zoning District:** R1D-VL  
**Ward:** 14  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** Point Breeze  
**Applicant:** Gall John A & Cheri S  
**Owner:** Gail John A & Cheri S

Front porch enclosure.

**Variance:** 903.03.A.2  
minimum 30ft front setback required  
and 0ft requested

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

**Notes:**  
N/A

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<thead>
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<td><strong>Objectors:</strong></td>
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Date of Hearing:  June 28, 2018
Time of Hearing:  9:50
Zone Case 147 of 2018

23 S 27th St

Zoning District:  R2-VH
Ward:  16
Council District:  3, Councilperson Bruce Kraus
Neighborhood:  South Side Flats
Applicant:  Rea Dennis J
Owner:  Rea Dennis J

Use of structure as an art studio. Business identification sign.

Variance:  911.02  use as art studio is not permitted in R2 zoning district

Review:  919.01.F  signs identifying nonconformities need review by ZBA

Past Cases and Decisions:
Various ZBA

Notes:
Certificate of Occupancy 000209, dated 6/17/2005, permitted occupancy "4ft open fence northerly and easterly property line accessory to 2 story real estate/contractors office with one dwelling unit and two outdoor parking spaces".

Certificate of Occupancy 13-OCC-00129, dated 4/10/13, permitted occupancy "Use of two story structure as two family dwelling with two car tandem outdoor parking on northerly side".

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  June 28, 2018  
Time of Hearing:  10:00  
Zone Case 149 of 2018  

46 18th St  

Zoning District: UI  
Ward: 2  
Council District: 7, Councilperson Deborah Gross  
Neighborhood: Strip District  
Applicant: MC Signs LLC  
Owner: Patrinos Demetrios T & Kathleen B  

23.55 sq. ft. projecting business ID sign.  

Variance: 919.03.M.8 (d) maximum in sign face area 9 sq. ft. permitted and 23.55 sq. ft. requested shall extend not more than 4ft and 4.5 requested  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions:  
N/A  
Notes:  
N/A
Date of Hearing: June 28, 2018
Time of Hearing: 10:10
Zone Case 153 of 2018

5159 Broad St (50-L-176,175,175A,174,173,172)

Zoning District: R1D-H
Ward: 10
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Garfield
Applicant: Rothschild Doyno
Owner: KING OF KINGS BAPTIST MINISTRIES

Proposed new 6,860 sq. ft. community center.

Variance: 911.02 community center(general) not permitted in the R1D zoning district

Variance: 914.06.A one accessible parking space required and 0 provided, two accessible spaces provided on street (subject to DPW/DOMI approval)

Variance: 903.03.D.2, 916.02.A.4 15ft exterior side yard setback required and 10ft proposed for transformer

Appearances
For Appellant:

Objectors:

Observers: