<table>
<thead>
<tr>
<th>Date of Hearing:</th>
<th>January 12, 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Time of Hearing:</td>
<td>8:50</td>
</tr>
<tr>
<td>Zone Case 25 of 2017</td>
<td></td>
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</tbody>
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<table>
<thead>
<tr>
<th>501 Grant St</th>
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<table>
<thead>
<tr>
<th>Zoning District:</th>
<th>GT-B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward:</td>
<td>2</td>
</tr>
<tr>
<td>Council District:</td>
<td>6, Councilperson R Daniel Lavelle</td>
</tr>
<tr>
<td>Neighborhood:</td>
<td>Central Business District</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Union Standard</td>
</tr>
<tr>
<td>Owner:</td>
<td>DIV 501 Grant Limited Partnership</td>
</tr>
</tbody>
</table>

20 sq. ft. new projecting business ID sign for the restaurant UNION STANDARD.

<table>
<thead>
<tr>
<th>Variance:</th>
<th>919.03.M.8(d)(ii)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>maximum 9 sq. ft. in sign face area permitted and 20 sq. ft. requested</td>
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<table>
<thead>
<tr>
<th>Past Cases &amp; Decisions:</th>
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<tbody>
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<td>N/A</td>
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<th>Notes:</th>
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<td>N/A</td>
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Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** January 12, 2017  
**Time of Hearing:** 9:00  
**Zone Case 18 of 2017**

<table>
<thead>
<tr>
<th>7208-7210 Kedron St</th>
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</thead>
</table>

**Zoning District:** R2-L  
**Ward:** 13  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** Homewood North  
**Applicant:** Debow Dorothy E  
**Owner:** Debow Dorothy E

5ft open fence at 7210 Kedron St accessory to a single family dwelling located at 7208 Kedron St (as one lot).

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

<table>
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<th>Past Cases &amp; Decisions:</th>
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<td>N/A</td>
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<tbody>
<tr>
<td>N/A</td>
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**Appearances**

For Appellant:

<table>
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<tr>
<th>Objectors:</th>
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<table>
<thead>
<tr>
<th>Observers:</th>
</tr>
</thead>
</table>
**Date of Hearing:** January 12, 2017  
(continued from December 8, 2016)  
**Time of Hearing:** 9:10  
**Zone Case 420 of 2016**

2313 Wharton St (parcels 12-G-164-0-1, 155,160,165,178,170,168)

**Zoning District:** UI  
**Ward:** 16  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Side Flats  
**Applicant:** Edwards Communities Development Corporation  
**Owner:** ATLASLAND AND BUILDING Corporation

Construct a multi-unit residential structure (320-340 dwelling units) with integral parking.

**Special Exception:** 911.02  
multi-unit residential is a Special Exception in UI zoning district

**Special Exception:** 904.07.C.4  
Special Exception for height, 5 ½ stories proposed

**Special Exception:** 907.02.J.5(b)  
500ft building length limit in Riverfront IPOD, 536ft requested

**Appearances**

*For Appellant:

**Objectors:**

**Observers:**

**Past Cases and Decisions:**

N/A

**Notes:**

N/A
**Date of Hearing:** January 12, 2017  
**Time of Hearing:** 9:20  
**Zone Case 28 of 2017**

Turrett St(125-B-2)

**Zoning District:** RM-H  
**Ward:** 12  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** Larimer  
**Owner:** Sixth Mount Zion Baptist Church  
**Applicant:** Sixth Mount Zion Baptist Church

Lot consolidation and new one story single family dwelling with side porch and one car parking pad.

**Variance:** 903.03.D.2  
minimum 25ft front setback required and 18.5ft requested

minimum 25ft rear setback required and 6ft requested

minimum 10ft interior side setback required and 6ft (dwelling) and 2.5ft (parking) requested

**Appearances**

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A
**Date of Hearing:** January 12, 2017  
**Time of Hearing:** 9:30  
**Zone Case 54 of 2017**

1741 Seaton St

**Zoning District:** R1D-L  
**Ward:** 32  
**Council District:** 4, Councilperson Natalia Rudiak  
**Neighborhood:** Brookline  
**Owner:** Robinson James M & Denise L  
**Applicant:** RC WATT

New generator for a single family dwelling.

**Variance:** 917.02.B maximum permitted sound level from 7am to 10pm - 65DBA, from 10pm to 7am-65DBA , and 67DBA requested

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**

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

**Notes:**  
N/A
Date of Hearing: January 12, 2017
Time of Hearing: 9:40
Zone Case 55 of 2017

1623 Biltmore Ln

Zoning District: RP
Ward: 14
Council District: 5, Councilperson Corey O’Connor
Neighborhood: Squirrel Hill South
Applicant: RC WATT
Owner: Shriber Steven & Shanan

New generator for a single family dwelling.

Variance: 917.02.B maximum permitted sound level from 7am to 10pm - 65DBA, from 10pm to 7am-55DBA ,and 67DBA requested

Variance: 909.02 minimum 5ft interior side setback required and 3ft requested

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** January 12, 2017  
**Time of Hearing:** 9:50  
**Zone Case 40 of 2017**

2100 (2050-2550) Liberty Ave, parcel 10-A-190

**Zoning District:** UI  
**Ward:** 2  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Strip District  
**Applicant:** Kolano Design  
**Owner:** Buncher Company

Four new 376 sq. ft. real estate signs.

**Variance:** 919.03.F.1(b)  
shall not exceed 32sq. ft. in face area,  
376 sq. ft. requested  
shall be limited to two along each street frontage and 3 proposed

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

**Objectors:**

**Observers:**

**Past Cases and Decisions:**  
N/A  
**Notes:**  
N/A
Date of Hearing: January 12, 2017
Time of Hearing: 10:00
Zone Case 26 of 2017

1416 Claim St

Zoning District: R1D-H
Ward: 24
Council District: 1, Councilperson Darlene Harris
Neighborhood: Troy Hill
Applicant: Luckey Family Holdings LLC
Owner: Luckey Family Holdings LLC

Continued use of property as three family dwelling.

Review: 911.02 review of use of property as three family dwelling

Past Cases and Decisions:
N/A

Notes:
N/A

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  January 12, 2017  
Time of Hearing:  10:10  
Zone Case 37 of 2017

Penn Ave(50-K-343)

Zoning District:  LNC  
Ward:  10  
Council District:  9, Councilperson Rev Ricky Burgess  
Neighborhood:  Garfield  
Applicant:  5100 Penn Avenue Associates  
Owner:  5100 Penn Avenue Associates

Use of lot as outdoor retail sales and service (non-accessory use).

Special Exception:  911.04.A.91 use as outdoor retail sales and service (non-accessory use) is a Special Exception in LNC zoning district

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: January 12, 2017
Time of Hearing: 10:30
Zone Case 34 of 2017

801 N Negley Ave

Zoning District: RM-M
Ward: 11
Council District: 7, Councilperson Deborah Gross
Neighborhood: Highland Park
Applicant: Union Project(The)
Owner: Union Project(The)

32’x30’ one story open structure/addition to existing building
(continued use for ceramics classes).

Special Exception: 921.02.A.1 expansion of a nonconforming use
is a Special Exception

Variance: 903.03.C.2 minimum 25ft rear setback required

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: January 12, 2017
Time of Hearing: 10:40
Zone Case 366 of 2016

5644 Stanton Ave

Zoning District: RM-M
Ward: 11
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: East Liberty
Applicant: Ramos Cresente P
Owner: Ramos Cresente P

Use of portion of first floor as retail sale and service (limited), alteration store.

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

Past Cases & Decisions: Numerous ZBA hearings.

Notes:
Certificate of Occupancy 35982, dated 8/21/1979, permitted occupancy "Use of existing building for five dwelling units with four stall rear detached garage".

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  January 12, 2017
(continued from December 1, 2016)
Time of Hearing:  10:50
Zone Case 414 of 2016

46th St /Davison St

Zoning District:  R1A-H
Ward:  9
Council District:  7, Councilperson Daniel Gilman
Neighborhood:  Central Lawrenceville
Owner:  Tiffany GP INC
Applicant:  Bill Stolze

New three story single family attached dwellings with mezzanine, rooftop decks, and rear decks.

Variance:  903.03.D.2  minimum 1,800 sq. ft. lot size permitted, requested is 1,302 sq. ft. for lot 1, 1,992 sq. ft. for lots 2-4, and 1,674 sq. ft. for lot 5

minimum 15 ft front setback required and 2 ft proposed

minimum 15 ft exterior side setback required and 11 ft proposed (lot 5)

minimum 5 ft interior side setback required and 0 ft requested (rooftop decks and rear decks)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A