<table>
<thead>
<tr>
<th><strong>Date of Hearing:</strong></th>
<th>February 9, 2017</th>
<th><strong>Past Cases &amp; Decisions:</strong></th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Time of Hearing:</strong></td>
<td>8:50</td>
<td><strong>Notes:</strong></td>
<td>N/A</td>
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<tr>
<td><strong>Zone Case 78 of 2017</strong></td>
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<tr>
<td>1809 Belleau Dr/ Sandusky Court</td>
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<tr>
<td><strong>Zoning District:</strong></td>
<td>RM-M, H</td>
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<tr>
<td><strong>Ward:</strong></td>
<td>25</td>
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<td><strong>Council District:</strong></td>
<td>6,Councilperson R Daniel Lavelle</td>
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<td><strong>Neighborhood:</strong></td>
<td>Fineview</td>
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<td><strong>Applicant:</strong></td>
<td>Trek Development Group</td>
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<td><strong>Owner:</strong></td>
<td>Housing Authority of Pittsburgh</td>
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<td>Construction of 53 new units within 4 buildings.</td>
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<tr>
<td><strong>Variance:</strong> 914.06.A</td>
<td>37 parking spaces required and 0 proposed</td>
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<td></td>
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<tr>
<td><strong>Variance:</strong> 903.03.C.2</td>
<td>minimum 25ft front setback required and 10ft requested</td>
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<tr>
<td><strong>Variance:</strong> 912.01.D</td>
<td>accessory structure (retaining wall) located in different zoning district from primary structure</td>
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<tr>
<td><strong>Special Exception:</strong> 916.09 waiver of Residential Compatibility</td>
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<tr>
<td><strong>Variance:</strong> 916.04.B</td>
<td>dumpsters shall be located a minimum 30ft from any property zoned residential</td>
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<tr>
<td><strong>Appearances</strong></td>
<td></td>
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<tr>
<td><strong>For Appellant:</strong></td>
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<td><strong>Objectors:</strong></td>
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<td><strong>Observers:</strong></td>
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</tbody>
</table>
Date of Hearing: February 9, 2017
Time of Hearing: 9:00
Zone Case 75 of 2017

625 Stanwix St

Zoning District: GT-D
Ward: 2
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Business District
Applicant: Shamrock Building Services INC
Owner: Joco Sky LP

2,880 sq. ft. wall mounted business ID sign.

Variance: 919.03.M.7(c) maximum 578 sq. ft. in sign face area permitted and 2,880 sq. ft. requested

   no motion or animation permitted

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions: N/A
Notes: N/A
**Date of Hearing:** February 9, 2017  
**Time of Hearing:** 9:10  
**Zone Case 69 of 2017**

6100 Stanton St  
**Zoning District:** R3-M  
**Ward:** 11  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** East Liberty  
**Applicant:** Parr Joyce M  
**Owner:** Parr Joyce M

Use of existing structure as six residential dwellings and four additional on-site parking spaces.

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

**Variance:** 903.03.C.2 minimum 30ft exterior side setback required and 0ft requested  
minimum 1,800 sq. ft. lot size per unit required and 1,256 sq. ft. requested

**Variance:** 914.10 one loading space required

**Past Cases and Decisions:** Various ZBA hearings.

**Notes:** Certificate of Occupancy 83388, dated 8/2/2002, permitted occupancy"3-story structure with 5 dwelling units and 2 car detached garage".

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**
Date of Hearing: February 9, 2017
Time of Hearing: 9:20
Zone Case 12 of 2017

5315 Baum Blvd

Zoning District: UNC
Ward: 8
Council District: 7, Councilperson
Neighborhood: Bloomfield
Owner: Concord Sierra DA Shadyside LP
Applicant: ACCEL Sign Group

New 80sq.ft. business ID projecting sign for HYATT House on Baum Street.

Variance: 919.03.M.8 (d) (ii) maximum 9sq.ft. in sign face area permitted and 80sq.ft. requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
ZBA 105 of 2015, two 70.5 sq. ft. wall mounted business ID signs and one 86sq.ft. projecting sign for HYATT hotel was approved.

Notes:
N/A
Date of Hearing: February 9, 2017
Time of Hearing: 9:30
Zone Case 13 of 2017

4700(4698) Lorigan St

Zoning District: R2-VH
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lower Lawrenceville
Owner: Walter John D & Jody T
Applicant: Walter John D & Jody T

Use of the first floor as showroom and retail sales and services (limited) and second floor as single family residential unit.

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

Variance: 914.02 one off-street parking space required

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** February 9, 2017  
**Time of Hearing:** 9:40  
**Zone Case 77 of 2017**  
4520 Penn Ave (49-M-146)  

**Zoning District:** LNC  
**Ward:** 9  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Bloomfield  
**Applicant:** JMAC Architects  
**Owner:** PENAV INC

New hotel (general) with integral parking, governor’s drive, and rear patio.

**Special Exception:** 911.04.A.34  
use as hotel (general) is a Special Exception in LNC zoning district

**Special Exception:** 916.09  
waiver of Residential Compatibility Standards

**Variance:** 916.02.B  
maximum height 40ft/3 stories permitted and 44ft/4 stories is requested

**Variance:** 904.02.C  
maximum FAR 2:1 permitted and 4:1 requested

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

**Objectors:**

**Observers:**

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

**Notes:**
N/A
Date of Hearing: February 9, 2017  
Time of Hearing: 9:50  
Zone Case 14 of 2017

117 S 13th St

Zoning District: R1A-VH  
Ward: 17  
Council District: 3,Councilperson Bruce Kraus  
Neighborhood: South Side Flats  
Applicant: Penny Project Properties LLC  
Owner: Penny Project Properties LLC

Four car parking pad for a single family dwelling located at 115 S 13th St (as one lot).

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

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:**  February 9, 2017  
**Time of Hearing:**  10:00  
**Zone Case 15 of 2017**

3455 Forbes Ave

**Zoning District:** OPR-C  
**Ward:** 4  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Central Oakland  
**Applicant:** Accel Sign Group, INC  
**Owner:** Eureka Federal Savings & Loan Association

New 4’4” x 5’2” ground sign with LED message section.

**Variance:** 919.03.O.3  
Electronic non-advertising signs are not permitted in OPR zoning district

**Past Cases and Decisions:**

N/A

**Notes:**

**Appearances**

**For Appellant:**

**Objectors:**

**Observers:**
Date of Hearing: February 9, 2017
Time of Hearing: 10:10
Zone Case 73 of 2017

6947-49 Meade St

Zoning District: R1D-L
Ward: 14
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Point Breeze North
Applicant: Kimberly Massey
Owner: Bankston Malik

Use of structure for child care (limited), up to six children.

Special Exception: 911.04.A.12 use of child care(limited) is a Special Exception in R1D zoning district

Past Cases and Decisions: N/A

Notes:
Certificate of Occupancy 61820, dated 1991, permitted occupancy “Two story two family dwelling (duplex with one unit at each address) with a two car garage (second floor of garage for recreation room only)”. 
**Date of Hearing:** February 9, 2017  
**Time of Hearing:** 10:20  
**Zone Case 76 of 2017**

6757 Thomas Blvd  

**Zoning District:** R1D-L  
**Ward:** 14  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** Point Breeze North  
**Applicant:** Green Ernest A & Deborah L  
**Owner:** Green Ernest A & Deborah L

8ft high open fence at front and along the street side and 6ft high privacy fence at rear for a multi-family structure.

**Variance:** 903.03.B.2  
minimum 30ft front setback required and 15ft requested  
minimum 30ft exterior side setback required and 15ft (8ft fence) and 0ft (6ft fence) requested

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**

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

**Notes:**  
Certificate of Occupancy 35614, dated 5/22/1979, permitted occupancy "Multiple family dwelling with four units and five car detached garage".
**Date of Hearing:** February 9, 2017  
**Time of Hearing:** 10:40  
**Zone Case 74 of 2017**

4830 Hatfield St

**Zoning District:** R1A-VH  
**Ward:** 9  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Central Lawrenceville  
**Applicant:** PWWG Architects  
**Owner:** Wylie Holdings LP

Renovation of existing structure for use as multi-family residential (11 units) with accessory surface parking and trash and recycling enclosure.

**Variance:** 911.02  
use as multi-family residential is not permitted in R1A zoning district

**Special Exception:** 916.09 waiver of Residential Compatibility Standards

**Variance:** 916.04.B  
trash and recycling shall be located a minimum of 30ft from any property zoned residential, 0ft requested

**Variance:** 916.04.C  
parking shall not be located within 15ft of properties zoned residential, 0ft requested

**Special Exception:** 925.06.G placement of parking in rear and side yard setback  
placement of trash and recycling in side yard setback

**Appearances**

For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A