<table>
<thead>
<tr>
<th><strong>Date of Hearing:</strong></th>
<th>April 6, 2017</th>
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<tbody>
<tr>
<td><strong>Time of Hearing:</strong></td>
<td>8:50</td>
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<tr>
<td><strong>Zone Case 144 of 2017</strong></td>
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<tr>
<td><strong>1-9 Pride St</strong></td>
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<td><strong>Zoning District:</strong></td>
<td>RM-M</td>
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<tr>
<td><strong>Ward:</strong></td>
<td>3</td>
</tr>
<tr>
<td><strong>Council District:</strong></td>
<td>6, Councilperson R Daniel Lavelle</td>
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<tr>
<td><strong>Neighborhood:</strong></td>
<td>Crawford-Roberts</td>
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<tr>
<td><strong>Applicant:</strong></td>
<td>Klavon Design Associates</td>
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<tr>
<td><strong>Owner:</strong></td>
<td>Gibbon Street Properties LLC</td>
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</tbody>
</table>

Use of lots as commercial parking (limited), 14 spaces.

**Variance:** 911.02  
use as commercial parking (limited) is not permitted in RM-M zoning district

**Variance:** 907.02.I.5  
use as commercial parking (limited) is prohibited within the Uptown IPOD

**Variance:** 904.02.C  
minimum 20ft rear setback required and 0ft requested

**Variance:** 911.04.A.44  
curb cuts shall be 60ft from the intersection and 15ft requested

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

**Objectors:**

**Observers:**

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

**Notes:**  
N/A
**Date of Hearing:** April 6, 2017  
**Time of Hearing:** 9:00  
**Zone Case 148 of 2017**

5654(5650) Butler St

**Zoning District:** UI  
**Ward:** 10  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Upper Lawrenceville  
**Applicant:** Cruze Architects  
**Owner:** 5515 Penn INC

Change of use and exterior and interior renovations to existing two story structure.

**Special Exception:** 911.04.A.5 use as Public Assembly (limited) is a Special Exception in UI zoning district

**Variance:** 914.02.A & 914.03.B  
2 parking spaces are required for the proposed 1,000 sq. ft. office use and 0 parking spaces proposed

**Past Cases & Decisions:**  
ZBA 13 of 2015, applicant’s request to use of existing 2 story structure as four family dwelling with rear outdoor parking area was approved with conditions.

**Notes:**  
Certificate of Occupancy 61735, dated 1991, permitted occupancy “Mechanical truck repair shop and storage of vehicles and tools and equipment with a 4,000 sq. ft. outdoor parking area enclosed with a 6’ wall and 6’ high chain link fence”.

**Appearances**  
For Appellant:

Objectors:

Observers:
Date of Hearing: April 6, 2017
Time of Hearing: 9:10
Zone Case 138 of 2017

1301 N Franklin St

Zoning District: R2-H
Ward: 21
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Manchester
Applicant: Improvido John
Owner: Improvido John

Continued use of structure as four dwelling units.

Review: 911.02 review by the Zoning Board of Adjustment

Past Cases and Decisions:
N/A

Notes:
Date of Hearing: April 6, 2017  
Time of Hearing: 9:20  
Zone Case 72 of 2017  

192 S 17th St  

Zoning District: R1A-VH  
Ward: 17  
Council District: 3, Councilperson Bruce Kraus  
Neighborhood: South Side Flats  
Applicant: Stoddard George Evan & Janet G  
Owner: Stoddard George Evan & Janet  

Up to 13ft high wall on the interior side of single family dwelling.  

Variance: 925.06.A.3 maximum 6 ½ ft height permitted and 13ft requested  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases & Decisions:  
N/A  
Notes:  
N/A
Date of Hearing: April 6, 2017
Time of Hearing: 9:30
Zone Case 134 of 2017

800-808 Middle St, 601-603 Foreland St

Zoning District: R1A-VH
Ward: 23
Council District: 1, Councilperson Darlene Harris
Neighborhood: East Allegheny
Owner: October Real Estate Holdings LLC
Applicant: October Development

New three story single family attached and detached dwellings with integral parking, rooftop decks. One car parking pads at rear of existing structures.

Variance: 903.03.E.2
minimum 1,200 sq. ft. lot size permitted and 861.75 sq. ft., 848.1 sq. ft., 1007.72 sq. ft., 1015.41 sq. ft. proposed

minimum 5ft front setback required and 0ft requested

minimum 15ft rear setback required and 0ft and 3ft requested (601,603 Foreland St)

minimum 5ft interior side setback required and 0ft requested

minimum 5ft exterior side setback required and 0ft requested (parking and 601 Foreland St dwelling)

Variance: 912.04.B
minimum 5ft rear setback required and 0ft requested (parking pad)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A
Notes:
N/A
Date of Hearing: April 6, 2017
Time of Hearing: 9:40
Zone Case 126 of 2017

1507 Arlington Ave

Zoning District: R1D-H
Ward: 18
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Allentown
Applicant: Fallet Brian Michael
Owner: Fallet Brian Michael

One story rear addition and new deck for a single family dwelling.

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

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

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: April 6, 2017
Time of Hearing: 9:50
Zone Case 17 of 2017

18 Cherryfield St

Zoning District: R1D-M
Ward: 26
Council District: 1, Councilperson Darlene Harris
Neighborhood: Perry North
Applicant: Denine Morgan
Owner: Reichart Seith

Use of the first floor as 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 35886, dated 7/25/1979, permitted occupancy “Two family dwelling and two lodgers and two car detached garage”.

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: April 6, 2017
Time of Hearing: 10:00
Zone Case 139 of 2017

5475 Darlington Rd

Zoning District: R1D-VL
Ward: 14
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Squirrel Hill
Applicant: Miller Michael D & Barbara J Carpenter
Owner: Miller Michael D & Barbara J Carpenter

New two story detached garage at rear of single family dwelling.

Variance: 912.04.E maximum height 15ft/one story permitted and 19ft/two stories requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A
Notes:
N/A
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<td>10:10</td>
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<td>Zone Case 141 of 2017</td>
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<tr>
<td>3437 Shadeland Ave</td>
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<td>Zoning District:</td>
<td>R1D-M</td>
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<td>Ward:</td>
<td>27</td>
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<td>Council District:</td>
<td>1, Councilperson Darlene Harris</td>
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<td>Neighborhood:</td>
<td>Brighton Heights</td>
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<tr>
<td>Applicant:</td>
<td>Streb David R</td>
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<tr>
<td>Owner:</td>
<td>Streb David R</td>
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Carport at rear of single family dwelling.

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

### Past Cases and Decisions:
N/A

### Notes:
Certificate of Occupancy 67905, dated 9/7/1994, permitted occupancy “2 ¼ story one family dwelling. (1 story 24’x8’ 2 car detached garage)”.

### Observations

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<th>For Appellant:</th>
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<th>Objectors:</th>
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<th>Observers:</th>
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</table>
Date of Hearing:  April 6, 2017  
(continued from March 9, 2017)  
Time of Hearing:  10:20  
Zone Case 111 of 2017  

3216 Joe Hammer Sq  

Zoning District:  R1A-VH  
Ward:  4  
Council District:  3, Councilperson Bruce Kraus  
Neighborhood:  South Oakland  
Applicant:  Giannoutsos Spiros  
Owner:  Giannoutsos Spiros  

Use of structure as two family dwelling.  

Variance:  911.02  
Use of property as two family dwelling not permitted  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases & Decisions:  N/A  
Notes:  N/A
**Date of Hearing:** April 6, 2017  
**Time of Hearing:** 10:30  
**Zone Case 149 of 2017**

1430 Fifth Avenue  
**Zoning District:** UNC  
**Ward:** 1  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Bluff/Uptown  
**Applicant:** TKA Architects  
**Owner:** Williams Sal & Irene

New 6 story apartment building with 35 units and first floor retail on Fifth Ave.

**Special Exception:** 904.04.C.4 Special Exception for 6 stories and up to 85ft in UNC zoning district

**Variance:** 904.04.C.4(ii) site must be 200ft from property zoned residential, approximately 175ft away

**Variance:** 904.04.C.3 3:1 FAR permitted and 6:1 requested

**Variance:** 914.02 24 parking spaces required and 12 proposed

**Appearances**

For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A
### Date of Hearing: April 6, 2017
### Time of Hearing: 10:40
### Zone Case 85 of 2017

4904 Wallingford St

**Zoning District:** R1D-L  
**Ward:** 7  
**Council District:** 8, Councilperson Daniel Gilman  
**Neighborhood:** Shadyside  
**Applicant:** Kelly James B III & Janet  
**Owner:** Kelly James B III & Janet

8ft high privacy fence for a single family dwelling.

**Variance:** 903.03.B.2  
minimum 30ft exterior side setback  
required and 0ft requested

**Variance:** 925.06.A.3  
maximum 6 ½ ft height permitted

### Past Cases & Decisions:
N/A

### Notes:
N/A

### Appearance

**For Appellant:**

**Objectors:**

**Observers:**