**Division of Zoning and Development Review**

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**Date of Hearing:**  July 12, 2018  
**Time of Hearing:**  9:00  
**Zone Case 160 of 2018**

1208 Linden Pl  

**Zoning District:**  R1A-VH  
**Ward:**  23  
**Council District:**  1, Councilperson Darlene Harris  
**Neighborhood:**  East Allegheny  
**Applicant:**  Bucci Maria G  
**Owner:**  Bucci Maria G  

Existing 12’x24’ detached deck.

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

**Appearances**
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A
Date of Hearing: July 12, 2018
Time of Hearing: 9:10
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 4.62:1 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:** July 12, 2018  
**Time of Hearing:** 9:20  
**Zone Case 152 of 2018**

5898 Wilkins Ave

**Zoning District:** R1D-VL  
**Ward:** 14  
**Council District:** 8, Councilperson Erika Strassburger  
**Neighborhood:** Squirrel Hill  
**Owner:** Congregation EZ Hayim Tree of Life  
**Applicant:** Graphics 22 Signs INC

New 10.08 sq. ft. ground mounted identification sign.

**Variance:** 919.03.N.2 limited to one sign for each primary entrance

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

**Notes:**
N/A

**Appearances**
For Appellant:

Objectors:

Observers:
Date of Hearing: July 12, 2018
Time of Hearing: 9:30
Zone Case 155 of 2018

5920 Braeburn Pl (85-G-117,121)

Zoning District: R1D-VL
Ward: 14
Council District: 8, Councilperson Erika Strassburger
Neighborhood: Squirrel Hill
Owner: Tracie L Kelley
Applicant: Tracie L Kelley

Up to 6ft high privacy fence for single family dwelling.

Variance: 903.03.A.2 minimum 30ft street side setback required and 0ft requested

Past Cases and Decisions:
N/A
Notes:
N/A
Date of Hearing: July 12, 2018
Time of Hearing: 9:40
Zone Case 164 of 2018

819 Doolittle St

Zoning District: R2-L
Ward: 28
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: East Carnegie
Applicant: Brown Adam
Owner: Brown Adam

One story rear detached garage.

Variance: 903.03.B.2  minimum 5ft interior side setback required and 2ft requested
                     minimum 30ft exterior side setback required and 2ft requested

Variance: 912.04.B  minimum 2ft rear setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A
Notes:
N/A
**Date of Hearing:** July 12, 2018  
**Time of Hearing:** 9:50  
**Zone Case 162 of 2018**

1416 Arch St (23-F-405,406,407)

**Zoning District:** R1A-VH  
**Ward:** 25  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Central Northside  
**Applicant:** Grebner Matthew  
**Owner:** Grebner Matthew

Continued use of art studio and use of first floor as restaurant (limited). Use of 5 parking spaces located on the adjacent lot accessory to uses. (Alternatively, expansion of the restaurant on the adjacent lot for the outside seating space).

**Special Exception:** 921.02.A.4 change from a one nonconforming use to another is a Special Exception  
921.02.A.1 expansion of a nonconforming use is a Special Exception

**Past Cases and Decisions:**  
ZBA 283 of 2015, applicant’s request to use of first floor as manufacturing and assembly (limited) and retail sales and service (limited) was approved with conditions.

**Notes:**  
Certificate of Occupancy 74323, dated 9/30/97, permitted occupancy “Use of former fire house as artist studios”.

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

**Objectors:**

**Observers:**
Date of Hearing: July 12, 2018
Time of Hearing: 10:00
Zone Case 156 of 2018

501 Penn Ave

**Zoning District:** GT-C  
**Ward:** 2  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Central Business District  
**Applicant:** Timothy J Rohar  
**Owner:** HTA-PENN Ave LLC

Two new wall electronic signs and one 121.2 sq. ft. wall sign.

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

919.03.O3(a)  
Any motion of any kind is prohibited

919.03.O3(b)  
Text or image may not change more than once every 30 sec

919.03.O3(e )ii  
Should not obstruct with the driver’s view, merging or intersecting traffic

**Variance:** 919.03.M.7 (a)  
Maximum 80sq. ft. in sign face area permitted and 121.2sq. ft. requested

**Appearances**
For Appellant:

Objectors:

Observers:
Date of Hearing: July 12, 2018
Time of Hearing: 10:10
Zone Case 159 of 2018

2315, 2323 Penn Ave

Zoning District: UI
Ward: 2
Council District: 7, Councilperson Deborah Gross
Neighborhood: Strip District
Applicant: Rothschild Doyno
Owner: Troy Development Associates LP

New construction of two 9 story buildings for proposed retail, grocery, restaurant, office, hotel and parking.

Special Exception: 904.07.C.4 Special Exception for height above 4 stories in UI, 108ft 6 inch requested for both buildings

Special Exception: 911.01.G structured parking is a Special Exception in the UI

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: July 12, 2018  
Time of Hearing: 10:20  
Zone Case 157 of 2018  

4036 Ludwick St  

Zoning District: R2-L  
Ward: 14  
Council District: 5, Councilperson Corey O’Connor  
Neighborhood: Squirrel Hill  
Applicant: Feng Juan  
Owner: Feng Juan  

Use of structure as two family dwelling.  

Variance: 903.03.B.2  
minimum 3,000sq. ft. lot size per unit permitted and 2,254 sq. ft. requested  

Variance: 914.02  
one additional parking space required  

Past Cases & Decisions:  
N/A  

Notes:  
Certificate of Occupancy 61051, dated 8/26/91, permitted occupancy  
“Continued use of two story one family dwelling with a one car detached garage. One story rear extension 16’x22’x12’ high”.  

Appearances  
For Appellant:  

Objectors:  

Observers:  
