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<th>Date of Hearing:</th>
<th>July 19, 2018</th>
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<tr>
<td>Time of Hearing:</td>
<td>9:00</td>
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<td>Zone Case 169 of 2018</td>
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4609 Butler St

**Zoning District:** LNC  
**Ward:** 9  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Central Lawrenceville  
**Applicant:** Moss Architecture  
**Owner:** Riva Properties INC

Renovation of existing building for use as market for food/restaurant and retail.

**Special Exception:** 911.02 use as restaurant (general) is a Special Exception within the LNC zoning district

**Variance:** 914.02.A  
23 parking spaces required for restaurant and 0 spaces provided

**Variance:** 914.10.A  
one loading space required for restaurant and 0 spaces provided

**Appearances**  
For Appellant:

Objectors:

Observers:
Date of Hearing: July 19, 2018
Time of Hearing: 9:10
Zone Case 171 of 2018

1255 Album St

Zoning District: RM-M
Ward: 12
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Lincol-Lemington-Belmar
Applicant: Kamerrin Ferguson-Thomas
Owner: Kamerrin Ferguson-Thomas

Use of structure as restaurant (limited).

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
Certificate of Occupancy 1548, dated 4/28/41, permitted occupancy "Beauty Parlor".
Date of Hearing: July 19, 2018
Time of Hearing: 9:20
Zone Case 168 of 2018

8012 Conemaugh St(174-M-6, 174-S-231,230)

Zoning District: LNC, NDI
Ward: 13
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: East Hills
Owner: Morris Peter
Applicant: Morris Peter

Use of 3 lots as vehicle/equipment sales (limited) and vehicle/equipment repair (limited).

Special Exception: 911.04.A.75, 73
use of vehicle/equipment sales (limited) and vehicle/equipment repair (limited) is a Special Exception

Past Cases & Decisions:
N/A

Notes:
Certificate of Occupancy 11-B-02728, dated 02/18/2014, permitted occupancy “290ft of 7ft with 1ft barbed wire fencing along the perimeter of lot and blocks 17-M-3 and 6 and 174-S-200 to be used for material storage for construction (general) business at 8012 Conemaugh St (174-S-231)”.

Appearances
For Appellant:

Objectors:

Observers:
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319 3rd Ave

**Zoning District:** GT-A  
**Ward:** 1  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Downtown  
**Owner:** BT PITT THIRD LLC  
**Applicant:** Cohen & Grigsby, PC

Reuse of existing buildings as multi-family with 90 dwelling proposed.

**Variance:** 910.01.F.3 (a)  
76 units permitted by right, 90 requested.  
90 units granted by Transfer of Development Rights (TDR), request to seek those 14 units as a variance instead of using the TDR

**Appearances**  
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:  
N/A

Notes:  
N/A
Date of Hearing: July 19, 2018
Time of Hearing: 9:40
Zone Case 162A of 2018

1534 Buena Vista St

Zoning District: R1A-VH
Ward: 25
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Northside
Applicant: Sena Templeton
Owner: Stonehendge Partners LLC

Use of first floor as animal care (limited), dog grooming. Review of nonconforming sign.

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

Review: 919.01.F nonconforming sign review

Past Cases and Decisions:
ZBA 180 of 2015, applicant’s request for use of first floor as retail sales and services (limited), hair salon was approved.

Notes:
Certificate of Occupancy 15-OCC-00579, dated 3/16/2016, permitted occupancy “Use of 1st floor of two story structure as retail sales and services (limited), hair salon”.

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: July 19, 2018  
Time of Hearing: 9:50  
Zone Case 165 of 2018  

119 S 15th St  

Zoning District: R1A-VH  
Ward: 17  
Council District: 3, Councilperson Bruce Kraus  
Neighborhood: South Side Flats  
Applicant: Margittai Architects  
Owner: Kirk John E III & Diane L  

52 sq. ft. business identification canopy sign.  

Variance: 919.03.N.2 maximum in sign face area 12 sq. ft. permitted and 52 sq. ft. requested  

Appearances  
For Appellant:  

Objectors:  

Observers:
**Date of Hearing:** July 19, 2018  
**Time of Hearing:** 10:00  
**Zone Case 172 of 2018**

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<th>1007 Premier St</th>
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**Zoning District:** R1D-L  
**Ward:** 10  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Stanton Heights  
**Applicant:** Gurley Randolph Jessica  
**Owner:** Gurley Randolph Jessica

New two story detached single family dwelling with integral parking.

**Variance:** 903.03.B.2 minimum 5,000sq. ft. lot size permitted and 3,000sq. ft. requested

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**Appearances**  
For Appellant:

**Objectors:**

**Observers:**
**Date of Hearing:** July 19, 2018  
**Time of Hearing:** 10:10  
**Zone Case 170 of 2018**

251 Saint Clair St  

**Zoning District:** R3-M  
**Ward:** 8  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** East Liberty  
**Applicant:** Indovina Associates Architects  
**Owner:** 251 S ST Clair LLC

Renovation of existing 12 unit apartment building for a total of 18 units.

**Special Exception:** 921.02.A.1 change to the non-conforming use (multi-unit residential) from 12 units to 18 units within building envelope

**Variance:** 903.03.C.2 minimum lot size per unit is 1,800sq. ft. per unit, 251sq. ft. per unit requested for 18 units

**Special Exception:** 914.07.G.2(a) off-site parking for 4 spaces to be located on parcel 84-A-271

**Appearances**  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
Certificate of Occupancy 29102, dated 09/23/75, permitted occupancy “Three story multiple family dwelling with twelve units”.
Date of Hearing: July 19, 2018  
Time of Hearing: 10:20  
Zone Case 173 of 2018

1 28th St

Zoning District: UI and proposed RIV-IMU  
Ward: 6  
Council District: 7, Councilperson Deborah Gross  
Neighborhood: Strip District  
Applicant: Ben Kelly  
Owner: Three Crossings 2.0 LP

222 space accessory surface parking.

Variance: 904.07.C.3  
10ft interior side yard setback required, 6ft provided

Variance: 912.04.B  
5ft rear setback required and 0ft provided

Variance: 918.02.B  
44 trees required in parking lot, 8 trees provided. 6,660 sf landscaping required, and 2,875sq of landscaping provided

Variance: Proposed RIV 905.4.E.4  
parking in riparian buffer zone, 125ft required, is 46.99 provided

Variance: Proposed RIV 905.4.I.2.a  
surface parking prohibited in excess of 75 spaces, 222 proposed

Variance: Proposed RIV 905.4.I.2.b  
no surface parking greater than 15 spaces between building/street and riverfront, 222 spaces proposed

Appearances

For Appellant:

Objectors:

Observers: