Date of Hearing: April 27, 2017  
Time of Hearing: 8:50  
Zone Case 166 of 2017  
558 Dunfermline St  
Zoning District: R1A-VH  
Ward: 13  
Council District: 9, Councilperson Rev Ricky Burgess  
Neighborhood: Homewood  
Applicant: Demi Kolke  
Owner: Demi Kolke  

Change of use, new/replacement fence, and new deck structure.

<table>
<thead>
<tr>
<th>Variance</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>911.02</td>
<td>Use of cultural services is not permitted in R1A zoning district</td>
</tr>
<tr>
<td>914.02</td>
<td>Minimum parking requirement is 8 space, proposed is 0 spaces</td>
</tr>
</tbody>
</table>

Appearances  
For Appellant:

Objectors:

Observers:
Date of Hearing: April 27, 2017  
Time of Hearing: 9:00  
Zone Case 170 of 2017

2323 Liberty Ave

Zoning District: UI  
Ward: 2  
Council District: 7, Councilperson Deborah Gross  
Neighborhood: Strip District  
Applicant: Iron Workers Local #3  
Owner: Iron Workers Joint Apprenticeship and Journeyman

6,072 sq. ft. of additions to existing structure and modifications to parking lot layout.

Variance: 904.07.C minimum 10ft side setback required and 912.04 3’10” for primary structure addition and 0’ and 3’ for new parking spaces requested

Appearances  
For Appellant:

Objectors:

Observers:

Past Cases & Decisions: N/A

Notes:
Certificate of Occupancy 12-B-01488, permitted occupancy "New, one story 1,300 sq. ft. "L" shaped addition on the front of an existing one and two story structure (Iron Workers Local #3) with continued use of 29 parking stalls including two handicapped enclosed on the easterly side by a 6ft rod iron fence".
Date of Hearing: April 27, 2017
Time of Hearing: 9:10
Zone Case 129 of 2017

2227 Penn Ave

Zoning District: UI
Ward: 2
Council District: 7, Councilperson Deborah Gross
Neighborhood: Strip District
Applicant: McWilliams Michael S
Owner: Mc Williams Michael S

Use of structure as cultural services (general).

Variance: 914.02 9 on-site parking spaces required

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
Certificate of Occupancy 55032, dated 1986, permitted occupancy "Distribution of fruits and vegetables; first floor and second floor; approximately 7,000 sq.ft."
Date of Hearing:  April 27, 2017  
Time of Hearing:  9:20  
Zone Case 171 of 2017  

100 S Commons Dr  

Zoning District:  UNC  
Ward:  22  
Council District:  7, Councilperson Darlene Harris  
Neighborhood:  Allegheny Center  
Owner:  Faros ACA RE LLC  
Applicant:  Kolano Design  

75 sq. ft. wall mounted identification sign.  

Variance:  919.03.M.5(a)  maximum height above grade 20 ft permitted and 31’ 9 ¼” requested  

Variance:  919.01.E.6  sign above roof line or parapet wall prohibited  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases & Decisions:  
N/A  
Notes:  
M/A
Date of Hearing: April 27, 2017  
Time of Hearing: 9:30  
Zone Case 172 of 2017

4315 Murray Ave

Zoning District: LNC  
Ward: 15  
Council District: 5, Councilperson Corey O'Connor  
Neighborhood: Greenfield  
Owner: Yeshivath Achei TMIMIM Pittsburgh  
Applicant: Shalom Leeds

Rear one story addition on existing 2 story structure.

Variance: 904.02.C        minimum 20ft rear setback required and 2’1” requested

Special Exception: 916.02.A.9 waiver of Residential Compatibility Standards  
minimum 30ft rear setback required and 2’1” requested

Appearances  
For Appellant:

Objectors:

Observers:
Date of Hearing: April 27, 2017
Time of Hearing: 9:40
Zone Case 164 of 2017

1510 Sedgwick St

Zoning District: R1A-H
Ward: 21
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Manchester
Applicant: Adair Teddy G
Owner: Adair Teddy G

Four car parking lot accessory to two family dwelling located at 1501-03 Sedgwick St.

Variance: 912.01.D  accessory must be located on the same zoning lot as primary structure

Variance: 903.03.D.2 minimum 15ft front setback required and 0ft requested
minimum 15ft exterior side setback required and 17ft requested
minimum 5ft interior side setback required and 0ft requested

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
Certificate of Occupancy 43525, dated 12/28/1983, 1501-1503 Sedgwick St, permitted occupancy "Two family dwelling with one parking stall in rear and one parking stall at 1510 Sedgwick St".
Date of Hearing: April 27, 2017
Time of Hearing: 9:50
Zone Case 133 of 2017

826 Farragut St

Zoning District: R2-H
Ward: 11
Council District: 7, Councilperson Deborah Gross
Neighborhood: Highland Park
Applicant: Brindar Boris
Owner: Brindar Boris

One car parking pad at rear of two family dwelling, 6ft high privacy fence.

Variance: 903.03.D.2 minimum 5ft interior side setback required and 0ft 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:
Certificate of Occupancy 72203, permitted occupancy "Two story two family dwelling with dwelling unit on second floor to have occupation on portion of first floor for artist's studio and office (total two units)".
Date of Hearing: April 27, 2017
Time of Hearing: 10:00
Zone Case 150 of 2017

3805 California Ave

Zoning District: NDO
Ward: 27
Council District: 1, Councilperson Darlene Harris
Neighborhood: Brighton Heights
Applicant: Michael Wheeler
Owner: Weberg Properties

9 stall parking lot and dumpster accessory to 6-unit dwelling.

Variance: 912.04 minimum 5ft side setback required and 2ft proposed

Variance: 914.06.A one van accessible parking space required and 0 proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
Certificate of Occupancy, dated 1985, permitted occupancy "Multiple family dwelling with six dwelling units".
Date of Hearing: April 27, 2017
Time of Hearing: 10:10
Zone Case 137 of 2017

1101 N Murtland St

Zoning District: R2-L,P,UI
Ward: 12
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Homewood West
Applicant: Gary Cirrincione
Owner: Board of Public Education of the School District

Add portico shelter at Middle School entrance of existing 4 story school.

Variance: 903.03.C.2 minimum 30ft exterior side setback required and 3” proposed

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** April 27, 2017  
**Time of Hearing:** 10:20  
**Zone Case 159 of 2017**

100 Federal St

**Zoning District:** DR-C  
**Ward:** 22  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** North Shore  
**Applicant:** JTB Sign Service  
**Owner:** Northside Bank

Three new wall mounted and one canopy business ID signs for First National Bank.

**Variance:** 919.03.M.7(c )  
maximum in sign face area 83.2 sq. ft. permitted and 178.51 sq. ft. and 184.39 sq. ft. requested

**Variance:** 919.03.M.7(e )  
maximum 8” in height permitted and 10 ¾” requested

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

**Objectors:**

**Observers:**

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

**Notes:**  
Certificate of Occupancy 12-SGN-00070, dated 1/7/2014, permitted occupancy "85.5 sq. ft. electronic non-advertising business ID sign for First National Bank".
Date of Hearing: April 27, 2017  
Time of Hearing: 10:30  
Zone Case 135 of 2017  

1655 Shady Ave  

Zoning District: R2-L  
Ward: 14  
Council District: 5, Councilperson Corey O’Connor  
Neighborhood: Squirrel Hill  
Applicant: Silvija Singh  
Owner: Reynolds Lucy

Use of first floor of the existing structure as an office (limited).

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 & Decisions: N/A

Notes:
Certificate of Occupancy 54731, dated 2/17/1989, permitted occupancy “2 ½ story multiple family dwelling with three dwelling units and a two car detached garage with two outdoor parking stalls”
Date of Hearing: April 27, 2017
Time of Hearing: 10:40
Zone Case 157 of 2017

8184 Frankstown Ave

Zoning District: NDI
Ward: 13
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: East Hills
Applicant: RJS Consulting
Owner: CE Acquisitios X LP

HVAC units for Family Dollar.

Variance: 917.02.B 75DBA maximum permitted sound level and 90DBA requested

Appearances
For Appellant:

Objectors:

Observers:

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