**Date of Hearing:** May 18, 2017  
**Time of Hearing:** 8:50  
**Zone Case 146 of 2017**

2112 (2116) Penn Ave

**Zoning District:** UI  
**Ward:** 2  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Strip District  
**Applicant:** CRESCO YELTRAH LLC  
**Owner:** Gala LTD Partners

Use of first floor for medical marijuana dispensary.

**Special Exception:** 911.03.B use of medical marijuana dispensary is a new and unlisted use

**Appearances**  
For Appellant:

Objectors:

Observers:
Date of Hearing:  May 18, 2017
Time of Hearing:  9:00
Zone Case 147 of 2017

5125 Pembroke Pl

Zoning District:  R1D-VL
Ward:  7
Council District:  8, Councilperson Daniel Gilman
Neighborhood:  Shadyside
Applicant:  Trebil Cock Thomas F & Christine W
Owner:  Trebil Cock Thomas F & Christine W

10’ x 8’ one story shed at rear of single family dwelling.

Variance:  903.03.A.2  minimum 10ft interior side setback
required and 6’2” requested

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** May 18, 2017  
**Time of Hearing:** 9:10  
**Zone Case 152 of 2017**

5446 Jackson St

**Zoning District:** R2-M  
**Ward:** 11  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Morningside  
**Applicant:** Deakings Jeffrey D & Victoria  
**Owner:** Deakings Jeffrey D & Victoria

Use of structure as child care (general), up to 30 children.

**Variance:** 911.04.A.12  
use of child care (general) is not permitted in R2 zoning district

<table>
<thead>
<tr>
<th>Past Cases and Decisions:</th>
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<tbody>
<tr>
<td>N/A</td>
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<tr>
<th>Notes:</th>
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<tbody>
<tr>
<td>Certificate of Occupancy 82655, dated 1/25/02, permitted occupancy “Three story brick single family dwelling unit (second and third story combined) and group child day care home first floor, maximum of 12 children aged 2 ½ thru 13 years; hours Monday –Friday 7a.m. -7p.m. with two car detached garage”.</td>
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<th>Appearances</th>
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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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</thead>
</table>
Date of Hearing: May 18, 2017
Time of Hearing: 9:20
Zone Case 188 of 2017

183 Morewood Ave

Zoning District: R2-M
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: Bloomfield
Owner: General Real Estate Management Limited
Applicant: General Real Estate Management Limited

Use of property as three family dwelling.

Variance: 911.02  use of three family dwelling is not permitted in R2 zoning district

Variance: 903.03.C.2 minimum 1,800 sq. ft. lot size per unit permitted and 1,600 sq. ft. requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
Certificate of Occupancy 14-OCC-00564, dated 11/17/2015, permitted occupancy "20'x207' three car parking pad at rear of two family dwelling".
Lot subdivision, and two story rear additions and new decks.

**Variance:** 903.03.E.2  
minimum 1,200 sq. ft. lot size required  
and 597 sq. ft. requested

minimum 15ft rear setback required  
and 3'8” requested

**Variance:** 925.06.C  
minimum 3ft interior side setback  
required and 0ft requested

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

**Objectors:**

**Observers:**

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

**Notes:**
N/A
Date of Hearing: May 18, 2017
Time of Hearing: 9:40
Zone Case 197 of 2017

107 Richey Ave

Zoning District: R1D-M
Ward: 26
Council District: 1, Councilperson Darlene Harris
Neighborhood: Perry North
Applicant: Brewer Benjamin J
Owner: Brewer Benjamin J

Existing open porch for 2 ½ story structure.

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

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: May 18, 2017
Time of Hearing: 9:50
Zone Case 158 of 2017

360 Lamont Pl

Zoning District: R2-M
Ward: 7
Council District: 8, Councilperson Daniel Gilman
Neighborhood: Shadyside
Applicant: Flaherty Virginia M
Owner: Flaherty Virginia M

New 3 story single family attached dwelling with integral parking, front porch, rear balcony, and three car parking pad.

Variance: 903.03.C.2
minimum lot size 3,200 sq. ft. required and 1,756 sq. ft. requested
minimum 30ft front setback required and 2ft(dwelling, porch) requested
minimum 5ft interior side setback required and 0ft (dwelling, porch, balcony) and 2ft(parking pad) requested

Variance: 912.04.B
minimum 5ft rear setback required and 1ft requested(parking pad)

Variance: 914.02
maximum 4 parking spaces permitted and 5 requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: May 18, 2017  
Time of Hearing: 10:00  
Zone Case 181 of 2017

3408 Charlotte St

Zoning District: UI  
Ward: 6  
Council District: 7, Councilperson Deborah Gross  
Neighborhood: Lower Lawrenceville  
Applicant: MNG Real Estate LLC  
Owner: MNG Real Estate LLC

Two new three story single family attached dwellings with integral parking, rooftop decks, and front balconies.

Variance: 911.02  
use of single family dwellings is not permitted in UI zoning district

Variance: 904.07.C.3  
minimum 20ft rear setback required and 1.5ft requested  
minimum 10ft interior side setback required and 0ft and 3ft requested

Past Cases and Decisions:
ZBA 262 of 2013, applicant’s request for construction of new four story three family structure with integral garage was approved with condition.

Notes:  
N/A

Appearances  
For Appellant:

Objectors:

Observers:
**Date of Hearing:**  May 18, 2017  
**Time of Hearing:**  10:10  
**Zone Case 182 of 2017**

<table>
<thead>
<tr>
<th>1501 Preble Ave</th>
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<th><strong>Zoning District:</strong></th>
<th>UI</th>
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<tbody>
<tr>
<td><strong>Ward:</strong></td>
<td>21</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>Chateau</td>
</tr>
<tr>
<td><strong>Applicant:</strong></td>
<td>Jack Riley</td>
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<tr>
<td><strong>Owner:</strong></td>
<td>Metro Burgh Properties LP</td>
</tr>
</tbody>
</table>

Renovation of existing building for use as medical marijuana growing and processing center with associated parking and loading (24 off-site parking spaces is proposed at 1701 N Franklin St).

**Special Exception:** 911.03.B use of medical marijuana growing and processing facility is a new and unlisted use

**Special Exception:** 914.07.G.2(a) off-site parking is a Special Exception

### Appearances

- **For Appellant:**

- **Objectors:**

- **Observers:**
Date of Hearing: May 18, 2017
Time of Hearing: 10:20
Zone Case 192 of 2017

3514 Frazier St

Zoning District: R1A-H
Ward: 4
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Oakland
Applicant: Vincent A Finizio
Owner: Grapevine LLC

Two on-site parking spaces at front.

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

Variance: 912.04.F minimum 5ft interior side setback required and 0ft requested

Variance: 912.04.F building separation 3ft required

Past Cases & Decisions:
ZBA 51 of 2017, new 3 story one family attached dwelling with rear deck, and rear off-site parking area was approved.

Notes:
N/A

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** May 18, 2017  
**Time of Hearing:** 10:30  
**Zone Case 184 of 2017**

162 15th St

**Zoning District:** R1A-VH  
**Ward:** 17  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Side Flats  
**Applicant:** Luna Fruensgaard  
**Owner:** St Adalberts Roman Catholic Polish Church

Renovation and new addition for use as multi-family with integral parking (16 units).

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

**Variance:** 903.03.E.2  
minimum lot size per unit is 400 sq. ft., and less is requested

**Appearnaces**
For Appellant:

Objectors:

Observers:
Lot subdivision and third story addition to existing three family dwelling, 14’x15’ second and third story rear deck above the two car parking pad. New three story single family dwelling with integral parking at Lamont Pl.

**Variance:** 903.03.C.2
- minimum 3,200 sq. ft. lot size permitted and 2707sq. ft. (unit1) and 1644sq. ft. (unit2) requested
- minimum 1,800 sq. ft. lot size per unit required and 902 sq. ft. for unit 1 requested
- minimum 30ft rear setback required and 25ft for unit 1 requested
- minimum 5ft interior side setback required and 0ft(addition, parking pad, deck) and 1ft for unit 2 requested

**Variance:** 912.04.B
- minimum 5ft rear setback required and 2ft requested (parking pad)

**Past Cases & Decisions:**
ZBA 169 of 2016, applicant’s request for lot subdivision and third story addition to existing three family dwelling, 14’x15’ second and third story rear deck above the two car parking pad. New three story single family dwelling with integral parking at Lamont Pl was denied.

**Notes:**
N/A
Certificate of Occupancy 37661, dated 11/13/1980, permitted occupancy “Multiple family dwelling with three units and two car detached garage”.