**Date of Hearing:** May 25, 2017  
**Time of Hearing:** 8:50  
**Zone Case 185 of 2017**  
2122 Brownsville Rd  
**Zoning District:** LNC  
**Ward:** 29  
**Council District:** 4, Councilperson Natalia Rudiak  
**Neighborhood:** Carrick  
**Applicant:** Ben Syput  
**Owner:** Pinnacle Group Holdings LLC  

Expansion of existing structure for vehicle/equipment repair (limited) use with new parking layout.  

**Special Exception:** 911.02 vehicle/equipment repair (limited) is a special Exception in LNC zoning district  
**Variance:** 904.02.C minimum 20ft rear setback required and 0ft proposed  
**Variance:** 914.02.A 10 parking spaces required and 9 proposed  
**Variance:** 914.09.A.1 no surface parking shall be located within 10ft of the street right-of-way; proposed parking area is 3ft from the right-of-way  

**Past Cases & Decisions:** N/A  
**Notes:** N/A
Date of Hearing:  May 25, 2017
Time of Hearing:  9:00
Zone Case 187 of 2017

209 Sandusky St

Zoning District:  DR-C
Ward:  22
Council District:  1, Councilperson Darlene Harris
Neighborhood:  North Shore
Applicant:  Advance Sign Co
Owner:  Panier Bros Stamping Co

79.63 sq. ft. wall mounted business ID sign replacing the existing sign.

Variance:  919.03.M.7 (c ) only one business ID sign permitted

Past Cases & Decisions:
ZBA 97 of 2008, applicant’s request to install 2.25 ft x 34.7 ft internally illuminated flat wall business ID sign (Cohera Medical) was approved.

Notes:
Certificate of Occupancy 200801251, dated 8/21/2008, permitted occupancy “One 30’ x 32’ internally illuminated business identification sign (Planner Corporation) along the side of existing 4 story structure”.

Certificate of Occupancy 200801458, dated 8/21/2008, permitted occupancy “2.25’ x 34.6’ internally illuminated flat wall business ID sign (Cohera Medical)”.

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  May 25, 2017  
Time of Hearing:  9:10  
Zone Case 186 of 2017  

2601 Smallman St  

Zoning District: UI  
Ward: 2  
Council District: 7, Councilperson Deborah Gross  
Neighborhood: Strip District  
Applicant: Rocco Magrino  
Owner: Three Crossing Restaurant Partners LP  

Renovation and new addition for use as restaurant and brewery with off-site parking at 114 27th St for 110 spaces.

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

Appearances  
For Appellant:

Objectors:

Observers:
Date of Hearing: May 25, 2017
Time of Hearing: 9:20
Zone Case 190 of 2017

1240 Western Ave

Zoning District: UI
Ward: 21
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Manchester
Owner: Cindlee Corp
Applicant: Scott Bofinger

8,000 sq. ft. one story addition on existing one story structure with redesigned parking lot.

Variance: 904.07.C minimum 10ft side setback required and 0ft requested

minimum 20ft rear setback required and 0ft requested

Special Exception: 916.02.A.9 Residential Compatibility requires a rear setback 30ft for primary structure and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: May 25, 2017
Time of Hearing: 9:30
Zone Case 177 of 2017

2400 Mission St

Zoning District: R1D-H
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Slops
Owner: Jail House Lofts LLC
Applicant: Jail House Lofts LLC

Use of existing structure as four family dwelling.

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:
ZBA 6 of 2008, applicant’s request use of existing three story structure as 4 dwelling units was approved.

Notes:
Certificate of Occupancy 26901, dated 8/24/1973, permitted occupancy “3 family dwelling existing New grocery on first floor”.
Date of Hearing: May 25, 2017
Time of Hearing: 9:40
Zone Case 175 of 2017

2200 E Carson St

Zoning District: LNC
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Khalil Realestate INC
Owner: Khalil Realestate INC

One additional residential unit on upper floors of existing structure (total five units).

Variance: 914.02.A one additional parking space required and 0 requested

Past Cases and Decisions:
ZBA 12 of 2010, applicant's request for first floor bar/restaurant and 5 dwelling units in existing 3 and 4 story structure was approved.

Notes:
Certificate of Occupancy 50178, dated 10/21/1986, permitted occupancy' First floor restaurant (see BA #425 of 1984); upper floors at 2200 E Carson St. two dwelling units; upper floor at 2202 E Carson St. two dwelling units; total of four dwelling units; fourth floor at 2202 E Carson St. to remain sealed and vacant".

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: May 25, 2017
(continued from April 20, 2017)
Time of Hearing: 9:50
Zone Case 154 of 2017

3411 Terrace St

Zoning District: EMI
Ward: 4
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: West Oakland
Applicant: Carlow University and Gateway Engineers
Owner: Carlow College

Expansion of accessory surface parking for Carlow University from 62 parking spaces to 169.

Variance : 914.02.C  structured parking required over 150 spaces in EMI zoning district

Variance: 905.03.D.5  parking expansion not permitted without approved Institutional Master Plan

Variance: 918.03.B  screening required along Terrace Street and Davier Way

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: May 25, 2017
Time of Hearing: 10:00
Zone Case 176 of 2017

2681 Waddington Ave

Zoning District: R2-H
Ward: 19
Council District: 4, Councilperson Natalia Rudiak
Neighborhood: Brookline
Applicant: AM Rafi PC
Owner: AM Rafi PC

To expand the existing community home from 10 beds to 20 beds, 4 additional on-site parking spaces.

Special Exception: 911.04.A.84 use of community home is a Special Exception in R2 zoning district

Past Cases and Decisions:
ZBA 137 of 2015, applicant’s request to use the existing two story structure as community home was approved with condition.

Notes:
N/A

Appearances
For Appellant:

Objectors:

Observers:
### Date of Hearing: May 25, 2017  
### Time of Hearing: 10:10  
### Zone Case 194 of 2017

**90 S 12\textsuperscript{th} St**  

**Zoning District:** R1A-VH  
**Ward:** 17  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Side Flats  
**Applicant:** Catalina Estrada  
**Owner:** Kicinski John N and Kimberly Ann

New one and two story single family dwelling with integral parking, rooftop deck. Continued use of existing rear commercial structure.

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

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**

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

**Notes:**  
Certificate of Occupancy 53668, dated 8/10/1988, permitted occupancy “One story structure for storage of one truck, an air compressor and tools plumbing and heating company”.
**Date of Hearing:** May 25, 2017  
**Time of Hearing:** 10:20  
**Zone Case 204 of 2017**

512-514 E Ohio St  

**Zoning District:** LNC  
**Ward:** 23  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** East Allegheny  
**Applicant:** Robert Baumbach  
**Owner:** October Real Estate Holdings LLC

Renovation of existing building with addition for use as restaurant (general) with 3 dwelling units above and renovation of existing buildings in the rear for use as 3 apartments. Use of side lot as accessory structures and uses for the restaurant.

**Special Exception:** 911.04.A.57 use as restaurant (general) in the LNC zoning district is a Special Exception

**Variance:** 912.01.D accessory uses shall be located on the same zoning lot as the primary uses

**Variance:** 904.02.C maximum FAR 2:1 permitted and 2.36:1 is proposed

**Appearances**  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:** N/A  
**Notes:** N/A
**Date of Hearing:** May 25, 2017  
**Time of Hearing:** 10:30  
**Zone Case 195 of 2017**

380-386 Joncaire St  
**Zoning District:** R2-H  
**Ward:** 4  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** Central Oakland  
**Applicant:** San Lorenzo II LLC  
**Owner:** Spoltore Paschal H & Nancy L

New two story two family dwellings with front on-site parking spaces-12 units.

**Variance:** 903.03.D.2  
minimum 15ft exterior side setback required and 2.5ft requested(unit 12, parking pad 12)

minimum 15ft front setback required and 10ft (units 11,12), 0ft(parking pads) requested

minimum 15ft rear setback required and 7ft requested

**Variance:** 926-10.129  
at least one frontage upon a street required

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**

**Past Cases & Decisions:**  
N/A  
**Notes:**  
N/A
Date of Hearing: May 25, 2017
Time of Hearing: 10:40
Zone Case 199 of 2017

3885 Forward Ave

Zoning District: LNC
Ward: 14
Council District: 5, Councilperson Corey O’Connor
Neighborhood: Squirrel Hill
Applicant: Keystone Relief Centers
Owner: Buncher Company

Use of structure 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: