**Date of Hearing:** July 27, 2017  
**Time of Hearing:** 9:00  
**Zone Case 261 of 2017**

3925 Butler St

**Zoning District:** UI  
**Ward:** 6  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Lower Lawrenceville  
**Applicant:** Graphics 22 Signs INC  
**Owner:** Arsenal 201 phase I LLC

213 sq. ft. real estate sign.

**Variance:** 919.03.F(b)  
Sign shall be removed within 30 days

**Variance:** 919.03.F.3  
Maximum 32 sq. ft. in sign face area permitted and 213 sq. ft. requested

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

**Objectors:**

**Observers:**
Date of Hearing:    July 27, 2017
Time of Hearing:    9:10
Zone Case 260 of 2017

36th St/Smallman St

Zoning District: UI
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lower Lawrenceville
Applicant: Big Creek Associates LLC
Owner: Big Creek Associates LLC

Use of lot for outdoor retail sales and service (non-accessory use),
food trucks.

Variance: 911.04.A.91  use as outdoor sales and service (non-
accessory use) not permitted in UI
zoning district

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:**  July 27, 2017  
(continued from June 15, 2017)  
**Time of Hearing:**  9:30  
**Zone Case 209 of 2017**

3300 Penn Ave (25-D-104,106,107,108)

**Zoning District:**  UI  
**Ward:**  6  
**Council District:**  7,Councilperson Deborah Gross  
**Neighborhood:**  Lawrenceville  
**Applicant:**  Jeff Davis  
**Owner:**  URA of Pittsburgh

New construction of a 3 story structure for use as retail limited (ground level) and multi-unit residential (upper story) with integral parking and relocation of existing advertising sign.

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

**Special Exception:**  911.04.A.85 use as multi-unit residential is a Special Exception in UI zoning district

**Special Exception:**  921.03.E relocation of an existing non-conforming sign from 25-D-101 to the project site

<table>
<thead>
<tr>
<th>Observations</th>
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<tbody>
<tr>
<td><strong>Variance:</strong> 904.07.C</td>
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</tbody>
</table>

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

**Notes:**
N/A
**Date of Hearing:** July 27, 2017  
(continued from June 15, 2017)  
**Time of Hearing:** 9:40  
**Zone Case 210 of 2017**

3400 Penn Ave

**Zoning District:** UI  
**Ward:** 6  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Lawrenceville  
**Applicant:** Jeff Davis  
**Owner:** Lawrenceville Corporation

New construction of a 3 story structure for use as retail limited (ground level) and multi-unit residential (upper story) with integral parking and relocation of existing advertising sign.

**Variance:** 904.03.C  
maximum FAR 2:1 permitted and 3.2:1 requested  
maximum height 45ft/3 stories permitted and 50ft/3 stories requested

**Special Exception:** 914.07.G.2(a) off-site parking for one space to be located with the development proposed for parcel 25-D-104

**Special Exception:** 921.03.E relocation of an existing non-conforming sign

**Appearances**
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**  
N/A  
**Notes:**  
N/A
Date of Hearing: July 27, 2017  
Time of Hearing: 9:50  
Zone Case 264 of 2017

1511 Arch St

Zoning District: R1A-VH  
Ward: 25  
Council District: 6, Councilperson R Daniel Lavelle  
Neighborhood: Central Northside  
Applicant/Protestant: October Development/Lager Industries  
Owner: October Real Estate Holdings LLC

Demolition of structure.

Review /protest appeal: City Council Resolution 2013-1647

Appeal of the Zoning Administrator’s denial of demolition permit. Denial based on City Council Resolution 2013-1647 enacting a moratorium on demolitions in the Mexican War Streets expansion National Register Nomination of 2008

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: July 27, 2017
Time of Hearing: 10:00
Zone Case 262 of 2017

1318 Grandview Ave

Zoning District: GPR, AP
Ward: 19
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Duquesne Heights
Applicant: Peter Kreuthmeier
Owner: GCP LLC

Renovation of existing restaurant to include outdoor space and loading zone.

Variance: 912.01.D accessory uses for restaurant in different zoning district

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  July 27, 2017
Time of Hearing:  10:10
Zone Case 263 of 2017

1529 Penn Ave (9-G-70,75,76,77)

Zoning District: GT-B
Ward: 2
Council District: 7, Councilperson Deborah Gross
Neighborhood: Strip District
Applicant: County of Allegheny
Owner: Buncher Company

Reinstall barbed wire for the existing fence.

Variance: 925.06.A.3           barbed wire is not permitted

Appearances
For Appellant:

Objectors:

Observers: