Date of Hearing: August 24, 2017  
Time of Hearing: 9:00  
Zone Case 290 of 2017

1806 Rialto St

Zoning District: R1D-M  
Ward: 24  
Council District: 1, Councilperson Darlene Harris  
Neighborhood: Troy Hill  
Applicant: Dittrich Lenore M  
Owner: Dittrich Lenore M

One story addition/ enclosure to existing garage.

Variance: 903.03.C.2  
minimum 30ft front setback required  
and 25ft requested  
minimum 5ft interior side setback  
required and 0ft requested

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

Appearances  
For Appellant:

Objectors:

Observers:
Date of Hearing: August 24, 2017
Time of Hearing: 9:10
Zone Case 291 of 2017

2708 Brownsville Rd

Zoning District: LNC
Ward: 29
Council District: 4, Councilperson Natalia Rudiak
Neighborhood: Carrick
Applicant: Nathan Hart
Owner: Swaier Salman

Interior renovations to existing building for a grocery store (general) with surface parking lot.

**Special Exception:** 911.04.A.83 grocery store (general) is a Special Exception in LNC zoning district

**Appearances**
For Appellant:

**Objectors:**

**Observers:**
Date of Hearing: August 24, 2017
Time of Hearing: 9:20
Zone Case 297 of 2017

7925 Hill St

Zoning District: RM-M
Ward: 13
Council District: 9, Councilperson Burgess
Neighborhood: Homewood South
Owner: Aquiline Dino
Applicant: Fukui Architects PC

New construction of 4 story mixed use structure with surface parking lot.

Variance: 911.02 uses of medical office (general), office (limited), and restaurant (limited) are not permitted in RM zoning district

Special Exception: 911.04.A.14 use as community center (limited) is a Special Exception in RM zoning district

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: August 24, 2017
(continued from July 20, 2017)
Time of Hearing: 9:30
Zone Case 249 of 2017

156-58 41st St

Zoning District: R1A-VH
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Owner: Cantor C Family Partnership LP
Applicant: Cantor C Partnership LP

Use of one story structure as equipment repair facility, continued use of 2 story structure as single family dwelling.

Special Exception: 921.02.A.4 change from a one nonconforming use to another is a Special Exception
Review: 919.01.F review of sign identifying a nonconforming use

Past Cases and Decisions:
N/A

Notes:
Certificate of Occupancy 11595, dated 2/1/58, permitted occupancy “Auto Repair Shop”.
Certificate of Occupancy 2009000393, dated 2/6/2009, permitted occupancy “Continued use of 2 story single family dwelling”.

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: August 24, 2017  
Time of Hearing: 9:40  
Zone Case 273 of 2017  

5150 Liberty Ave  

Zoning District: LNC  
Ward: 8  
Council District: 7, Councilperson Deborah Gross  
Neighborhood: Bloomfield  
Applicant: Ben Maguire  
Owner: Gyasuta- Liberty LLC  

New construction of 3 story 3 family dwelling with two integral parking spaces and three exterior parking pads.

Special Exception: 916.02.A.7 waiver of residential compatibility standard that the street side yard setback shall be 15ft for the first 50ft adjacent to the residential zoning lot; proposed 0ft street side yard setback for the 35-50ft adjacent to the residential zoning lot

Special Exception: 916.04.C, 916.09 waiver of residential compatibility standard that parking shall be located within 15ft of property zoned R2, proposed is 5ft

Appearances  
For Appellant:

Objectors:

Observers:
**Date of Hearing:** August 24, 2017  
**Time of Hearing:** 9:50  
**Zone Case 285 of 2017**

2235 Boustead St

**Zoning District:** R1D-M  
**Ward:** 20  
**Council District:** 2, Councilperson Theresa Kail-Smith  
**Neighborhood:** Beechview  
**Applicant:** Pasquale Angela  
**Owner:** Pasquale Angela

Lot subdivision and continued use of structure as single family dwelling.

**Variance:** 914.02  
(no on-site parking requested or  
(alternatively)  
(one car parking pad at front)

**Appearances**  
For Appellant:  

Objectors:  

Observers:  

**Past Cases and Decisions:**  
ZBA 153 of 1986, variance denied for on-car parking stall in front yard

**Notes:**  
N/A
Date of Hearing: August 24, 2017
Time of Hearing: 10:00
Zone Case 284 of 2017

3721 Forbes Ave/148 Oakland Ave

Zoning District: OPR-C
Ward: 4
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Central Oakland
Applicant: Tommy Construction and Sign Co
Owner: Khalil Mikhail

Existing canopy sign for the restaurant.

Variance: 919.03.M.3(e) shall not project above the canopy
shall not exceed 8” in height

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A
Notes:
N/A
Date of Hearing:  August 24, 2017  
(continued from July 27, 2017)  
Time of Hearing:  10:10  
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  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions:  
N/A  

Notes:  
N/A
Date of Hearing: August 24, 2017  
(continued from July 27, 2017)
Time of Hearing: 10:20
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:
Date of Hearing: August 24, 2017  
Time of Hearing: 10:30  
Zone Case 292 of 2017

5313 Pembroke Pl

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

One compact car parking pad at front.

Variance: 903.03.C.2  
minimum 30ft front setback required and 0ft requested

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

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| Objectors: |  |

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