**Date of Hearing:** August 9, 2018  
**Time of Hearing:** 9:00  
**Zone Case 179 of 2018**  
418 Tripoli St  

**Zoning District:** R1A-VH  
**Ward:** 23  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** East Allegheny  
**Applicant:** Robert Baumbach  
**Owner:** Hake Philip R  

Proposed sun loft addition and rooftop deck (terrace) above 3 story single family dwelling.  

**Variance:** 903.03.E.2  
minimum 5ft front setback required and 4.5ft requested(terrace)  
minimum 5ft interior side setback required and 0ft requested(terrace)  
maximum height 40ft/3 story permitted  

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

**Appearances**  
**For Appellant:**  
**Objectors:**  
**Observers:**
Date of Hearing: August 9, 2018
Time of Hearing: 9:10
Zone Case 191 of 2018

1751 Arlington Ave

Zoning District: R2-M
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Slopes
Applicant: Keyvan Khodaari Nezhad (prospective owner)
Owner: Arlington Veterans Assn

Use of portion of existing structure as retail sale and services (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 and Decisions:
N/A

Notes:
Certificate of Occupancy dated 12/8/1977, permitted occupancy "Club & one dwelling unit (Arlington Veteran’s Ass’n)."
Date of Hearing: August 9, 2018  
Time of Hearing: 9:20  
Zone Case 189 of 2018

1318 Grandview Ave

Zoning District: GPR-C  
Ward: 19  
Council District: 2, Councilperson Theresa Kail-Smith  
Neighborhood: Mt Washington  
Owner: GCP LLC  
Applicant: Peter Kreuthmeier, Loysen+Kreuthmeier Architects

New single family dwelling (on existing /modified foundation) with new driveway and fence.

**Variance:** 908.02.C.3  
3ft interior side setback required and 0 requested

<table>
<thead>
<tr>
<th>Past Cases &amp; Decisions:</th>
<th>Notes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Appearances**

For Appellant:

Objectors:

Observers:
Date of Hearing: August 9, 2018
Time of Hearing: 9:30
Zone Case 194 of 2018

6447 Dahlem Pl

Zoning District: SP-9
Ward: 12
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Larimer
Owner: Lore PPA BKSQ3 PARCEL D LLC
Applicant: Todd E Reidbord

8 story, 1,029 space accessory parking garage

Variance: 909.01.P.1.a.2 height in SP-9 subdistrict 1 limited to 6 stories/85ft, proposed at 103ft 2inch/8 stories

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  August 9, 2018
Time of Hearing:  9:40
Zone Case 183 of 2018

1739 Brookline Blvd

Zoning District:  R1D-M
Ward:  32
Council District:  4, Councilperson Bruce Kraus
Neighborhood:  Brookline
Applicant:  Chen Di
Owner:  Chen Di

Porch enclosure/addition to single family dwelling.

Variance:  903.03.C.2  minimum 30ft street side setback permitted and 28ft requested
minimum 5ft interior side setback required and 2ft requested

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** August 9, 2018  
**Time of Hearing:** 9:50  
**Zone Case 193 of 2018**

2851 Bedford Ave (25-S-110)  

**Zoning District:** RM-M  
**Ward:** 5  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Bedford Dwellings  
**Applicant:** Ralph A Falbo  
**Owner:** URA of Pittsburgh

Conversion of 3 existing buildings into housing for the elderly.

**Special Exception:** 911.02.A.34 housing for the elderly is a Special Exception in the RM-M zoning district

**Variance:** 911.02.A.34  
16,624 sq. ft. of usable open space required, and 13,741 sq. ft. provided in shared space on parcels 25-S-210 and 25-S-208

**Appearances**

**For Appellant:**

**Objectors:**

**Observers:**

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

**Notes:**  
N/A
Date of Hearing: August 9, 2018
Time of Hearing: 10:00
Zone Case 184 of 2018
3052 Phelan Way

Zoning District: R2-H
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Polish Hill
Applicant: Quentin Carbone
Owner: Quentin Carbone

Use of structure as two family dwelling.

Variance: 903.03.D.2 minimum lot size per unit 750 sq. ft. permitted and 607 sq. ft. requested

Variance: 914.02.A one additional parking space required

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: August 9, 2018
Time of Hearing: 10:10
Zone Case 185 of 2018

5130 Bigelow Blvd

Zoning District: EMI
Ward: 4
Council District: 8, Councilperson Erika Strassburger
Neighborhood: North Oakland
Applicant: Accel Sign Group INC
Owner: PGH Athletic Assn Land Co

New business ID signs for Oaklander hotel.

Variance: 919.03.M.3 (a) maximum 80sq. ft. in sign face area permitted and 137.1sq. ft. requested

maximum height 40ft above grade permitted and 98.3ft and 121.7ft requested

Variance: 919.01.E any roof sign or sign that extends above the roof or roof line or parapet wall prohibited

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: August 9, 2018
Time of Hearing: 10:20
Zone Case 186 of 2018

413 McKee Pl

Zoning District: RM-H
Ward: 4
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Central Oakland
Applicant: Kollar Robert W
Owner: Kollar Robert W

Use of first floor as an office (limited) and continued use of second floor as residential unit.

Variance: 911.02 use of office(limited) is not permitted in RM zoning district

Past Cases & Decisions:
ZBA 57 of 1961, applicant's request to occupy first floor for a small printing shop was granted with condition.

Notes:
Certificate of Occupancy 16370, dated 8/18/62, permitted occupancy "Storeroom and office".
Certificate of Occupancy 200702176, dated 10/20/2009, permitted occupancy "Use of existing two story structure as single family dwelling with integral garage".

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** August 9, 2018  
**Time of Hearing:** 10:30  
**Zone Case 187 of 2018**

2025 E Carson St  

**Zoning District:** LNC  
**Ward:** 17  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Side Flats  
**Applicant:** Peter Margittai Architecture LLC  
**Owner:** Stephens Richard

New projecting business ID sign.

**Variance:** 919.03.M.8  
maximum permitted in sign face area  
9sq. ft. and 14.75sq. ft. proposed  
shall extend no more than 4ft and 8ft requested

<table>
<thead>
<tr>
<th><strong>Appearances</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>For Appellant:</strong></td>
<td></td>
</tr>
</tbody>
</table>

| **Objectors:** |  |

| **Observers:** |  |