<table>
<thead>
<tr>
<th>Date of Hearing:</th>
<th>November 29, 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Time of Hearing:</td>
<td>9:10</td>
</tr>
<tr>
<td>Zone Case 274 of 2018</td>
<td></td>
</tr>
<tr>
<td>1000 California Ave</td>
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<table>
<thead>
<tr>
<th>Zoning District:</th>
<th>UI</th>
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<tbody>
<tr>
<td>Ward:</td>
<td>21</td>
</tr>
</tbody>
</table>

| Council District: | 6, Councilperson R Daniel Lavelle |
| Neighborhood:     | California-Kirkbride |
| Applicant:        | Paramount Construction Services, LLC |
| Owner:            | California Property INC |

36sq. ft. address sign.

<table>
<thead>
<tr>
<th>Variance:</th>
<th>919.03.G</th>
</tr>
</thead>
<tbody>
<tr>
<td>maximum 2 sq. ft. in sign face area permitted and 36sq. ft. requested</td>
<td></td>
</tr>
</tbody>
</table>

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** November 29, 2018  
**Time of Hearing:** 9:20  
**Zone Case 275 of 2018**  

5121 Keystone St  

**Zoning District:** R1A-VH  
**Ward:** 10  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Upper Lawrenceville  
**Owner:** Iron Valley Capital Investments LLC  
**Applicant:** Nathan Hart  

New three story single family dwelling with rear deck, retaining wall and 2 car parking pad at rear.  

<table>
<thead>
<tr>
<th>Variance</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>903.03.E.2</td>
<td>minimum 5ft interior side setback required and 3ft and 0ft requested for accessories</td>
</tr>
<tr>
<td>925.06.C</td>
<td>minimum 3ft interior side setback required and 0ft requested for dwelling</td>
</tr>
</tbody>
</table>

**Appearances**  
For Appellant: 

**Objectors:** 

**Observers:** 

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

**Notes:**  
N/A
### Date of Hearing:  November 29, 2018
**Time of Hearing:**  9:30
**Zone Case 286 of 2018**

231-233 Spahr St

**Zoning District:** RM-M  
**Ward:** 7  
**Council District:** 8, Councilperson Erika Strassburger  
**Neighborhood:** Shadyside  
**Owner:** Sobol Bernard H & Evelyn B  
**Applicant:** Christina at Lobos Management

Addition to structure and use as office.

**Variance:** 911.02  
use as Office is not permitted within the RM-M district

**Special Exception:** 921.02.A.1  
enlargement of an existing non-conforming use is a Special Exception

**Variance:** 921.02.A(a)(1)  
enlargement of 4,651 SF is greater than 25%

**Variance:** 903.03.C.3 & **Special Exception:** 916.03  
variance and waiver of residential compatibility for setbacks to allow front, side and rear setbacks of zero FT

**Variance:** 912.01 & 914.07.G.2(a)(2)  
accessory Use on parcel 84-F-00325 is in a different zoning district than the primary use

### Past Cases and Decisions:
N/A

### Notes:
N/A
Date of Hearing: November 29, 2018
Time of Hearing: 9:40
Zone Case 288 of 2018

Wakefield St at Ward St, parcels 29-G-199 through 206)

Zoning District: H
Ward: 4
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Oakland
Applicant: Joe Serrao
Owner: Doyle Jodi L

New construction for 7 attached single family homes with integral parking.

Variance: 905.02.C minimum lot size is 3,200 sq. ft., proposed is approximately 2,500 sq. ft.

maximum lot disturbance is 50%, proposed is 100%

maximum height is 40ft/3 stories, proposed is 44ft

Special Exception: 911.02 and 911.02.A.69
single unit-attached residential requires a Special Exception

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** November 29, 2018  
**Time of Hearing:** 9:50  
**Zone Case 283 of 2018**

335 37th St

**Zoning District:** R1A-H  
**Ward:** 6  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Lower Lawrenceville  
**Applicant:** Founds James Damian  
**Owner:** Founds James Damian

New three story single family dwelling with integral parking and rooftop deck.

**Variance:** 903.03.D.2  
Minimum lot size 1,800sq. ft. required and 1,197sq. ft. requested

Minimum 5ft interior side setback required and 0ft requested (rooftop deck)

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

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

**Objectors:**

**Observers:**
**Date of Hearing:** November 29, 2018  
**Time of Hearing:** 10:00  
**Zone Case 271 of 2018**

5803 Centre Ave  
**Zoning District:** UNC  
**Ward:** 8  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** East Liberty  
**Applicant:** Clark Barnes Architecture  
**Owner:** Loevner Gerald

5803 Centre Ave is a 6 story mixed-used development. It will consist of 170 residential units located above a mixed level of commercial, residential amenity space.

**Special Exception:** 904.04.C.4  
height above 3 stories is a Special Exception, 6 proposed

**Variance:** 904.04.C.4ii  
Special Exception for height above 6 stories requires property to be 200ft from residential, 195ft proposed

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

**Objectors:**

**Observers:**
Date of Hearing: November 29, 2018
Time of Hearing: 10:10
Zone Case 285 of 2018

701 Edmond St

Zoning District: R2-VH
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: Bloomfield
Applicant: Dimatteo Giorgio & Elizabeth
Owner: Dimatteo Giorgio & Elizabeth

Four car parking spaces at rear of two family dwelling.

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:
Date of Hearing: November 29, 2018  
Time of Hearing: 10:20  
Zone Case 289 of 2018

309 Cola St

Zoning District: P  
Ward: 18  
Council District: 3, Councilperson Bruce Kraus  
Neighborhood: Mount Washington  
Applicant: Gwen Dakis  
Owner: Moehle Christopher

One story addition to existing garage.

Variance: 912.04.A  
minimum front setback for accessory structures is 30’; 14’6” requested

Variance: 912.04.C  
minimum side setback for accessory structures is 5’; 1’ requested

Variance: 912.04.E  
maximum height for accessory structures is 20’; 22’ requested

Variance: 925.06.E  
minimum required setback when a setback is provided is 3’; 1’ requested

Appearances  
For Appellant:

Objectors:

Observers:
**Date of Hearing:** November 29, 2018  
**Time of Hearing:** 10:30  
**Zone Case 280 of 2018**

2523 Glenarm Ave

**Zoning District:** R1D-M  
**Ward:** 19  
**Council District:** 4, Councilperson Anthony Coghill  
**Neighborhood:** Brookline  
**Applicant:** Kiefer Ronald L & Patrick  
**Owner:** Kiefer Ronald L & Patrick

Existing 6ft high privacy fence.

**Variance:** 903.03.C.2 minimum 30ft exterior side setback required and 5ft requested

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**Appearances**

For Appellant:

Objectors:

Observers: