<table>
<thead>
<tr>
<th>Date of Hearing:</th>
<th>December 13, 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Time of Hearing:</td>
<td>9:00</td>
</tr>
<tr>
<td>Zone Case 303 of 2018</td>
<td></td>
</tr>
<tr>
<td>5945 Buttermilk Hollow Rd</td>
<td></td>
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<tr>
<td>Zoning District:</td>
<td>P</td>
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<tr>
<td>Ward:</td>
<td>31</td>
</tr>
<tr>
<td>Council District:</td>
<td>5, Councilperson Corey O'Connor</td>
</tr>
<tr>
<td>Neighborhood:</td>
<td>Lincoln Place</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Brian Haenze</td>
</tr>
<tr>
<td>Owner:</td>
<td>Brian Haenze</td>
</tr>
</tbody>
</table>

Use as vehicle/equipment repair (limited) and storage for auto sales.

Variance: 911.02 vehicle/equipment Repair (limited) is not a permitted use in the Parks Zone

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

Variance: 921.02.A.1(a)(1) maximum enlargement of a non-conforming use as a Special Exception is 25%; 205% enlargement requested

Variance: 905.01.C minimum required front setback is 30'; 4.05' requested

minimum required rear setback is 20'; 6.5' requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: December 13, 2018
Time of Hearing: 9:10
Zone Case 291 of 2018

424 Gold Way

Zoning District: UI
Ward: 5
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: North Oakland
Applicant: City Studio
Owner: 424 Gold Way Partners LLC

Interior and exterior renovation for use as gym, and apartments.

Special Exception: 911.02 and 911.04.A.85
  use as multi-unit residential in the UI zone

Special Exception: 914.07.G
  off-site parking provided at 461 Melwood Ave (parcel 26-M-56)

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: December 13, 2018  
Time of Hearing: 9:20  
Zone Case 290 of 2018

Liberty Ave at 39th St

Zoning District: R1A-H  
Ward: 6  
Council District: 7, Councilperson Deborah Gross  
Neighborhood: Lower Lawrenceville  
Owner: 09 Liberty Associates LLC  
Applicant: Arthur Lubertz

Renovation of existing buildings and new construction for use as multi-unit residential (10 units) with integral parking.

Variance: 911.02 and 911.04.A.85  
use as multi-unit residential in the RIA is not permitted

Special Exception: 921.02.A.1  
expansion/enlargement of a non-conforming use, for additional units and new building is a Special Exception

Variance: 921.02.A(a)(1) expansion/enlargement of a non-conforming use is limited to 15% in residential zoning districts

Variance: 903.03.D.2 and 925.06.C  
interior side yard setback is 5FT; proposed is 3 FT

Variance: 903.03.D.2  
maximum height is 40FT / 3 stories

Appearances  
For Appellant:

Objectors:

Observers:
**Date of Hearing:** December 13, 2018  
**Time of Hearing:** 9:30  
**Zone Case 301 of 2018**

1304 Forbes Ave

**Zoning District:** EMI  
**Ward:** 1  
**Council District:** 6, Councilperson R Daniel Lavelle  
**Neighborhood:** Bluff  
**Owner:** Duquesne University  
**Applicant:** DRS Architects

Renovation and expansion of Duquesne University Buildings.

**Variance:** 905.03.C  
variance to allow for expansion and improvement not shown on the approved Institutional Mater Plan

**Variance:** 905.03.D.2  
variance to allow for expansion and improvement not shown on the approved IMP; The proposed expansion does not qualify as a “minor development project” which could be approved by the Planning Director prior to the approval of a new IMP

**Appearances**

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A
Date of Hearing: December 13, 2018
Time of Hearing: 9:40
Zone Case 302 of 2018

3247 Ward St

Zoning District: R1A-VH
Ward: 4
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Oakland
Applicant: City Studio
Owner: OPA HI DEVELOP LLC LLC

Lot subdivision, new 2 story two family dwelling and 3 story single family dwelling.

Variance: 911.02 two family dwelling is not permitted in R1A zoning district
Variance: 903.03.E.2 minimum 5ft front setback required and 3ft requested
Variance: 914.02 one on-site parking space required
Variance: 925.06.C minimum 3ft interior side setback required and 0ft requested
Variance: 926-10.129 at least one frontage upon a street required

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: December 13, 2018
Time of Hearing: 9:50
Zone Case 299 of 2018

1655 Shady Ave

Zoning District: R2-L
Ward: 14
Council District: 5, Councilperson Corey O’Connor
Neighborhood: Squirrel Hill
Applicant: Newman Lawrence S
Owner: Newman Lawrence S

Use of first floor of the existing structure as medical office/clinic (limited).

Special Exception/Variance: 921.02.A.4 and 911.04.A.81
change from a one nonconforming use to another is a Special Exception

Past Cases and Decisions:
ZBA 135 of 2017, applicant’s request for use of 1st floor of the existing structure as an office limited was approved with condition.

Notes:
Certificate of Occupancy 54731, dated 2/17/89, permitted occupancy “2 ½ story multiple family dwelling with three dwelling units and a two car detached garage with two outdoor parking stalls”.

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: December 13, 2018
Time of Hearing: 10:00
Zone Case 300 of 2018

229 Yardley Way & 227 Caron St

Zoning District: R1A-H
Ward: 7
Council District: 8, Councilperson Erika Strassburger
Neighborhood: Shadyside
Applicant: Carol Kortanek
Owner: Frangoulis Michael I Jr

Lots reconfiguration.

Variance: 903.03.D.2 minimum 1,800 sq. ft. lot size permitted and 1,400 sq. ft. requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A
Notes:
N/A
Date of Hearing: December 13, 2018
Time of Hearing: 10:10
Zone Case 295 of 2018

5686 Phillips Ave

Zoning District: RM-M
Ward: 14
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Squirrel Hill
Applicant: Small Jason K & Stefanie G
Owner: Small Jason K & Stefanie G

Second story addition to existing rear garage.

Variance: 903.03.C.2  minimum 30ft exterior side setback required and 1ft requested
minimum 10ft interior side setback required and 2ft requested

Variance: 912.04.E  maximum height 15ft/one story permitted and 17ft/ 2 story proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: December 13, 2018
Time of Hearing: 10:20 & 10:30
Zone Case 298 of 2018

5320 Hillcrest Street 50-H-19, 50-H-20, 50-H-21, R1D-H (A);
5349 Rosetta Street, 50-H-11 and 50-H-12, R1D-H (B);
5361 Rosetta Street, 50-M-1 R1D-H (C);
5375-5377 Rosetta Street, 50-M-4 and 50-M-5, R1D-H (D);
305 N Aiken Avenue, 50-M-8 and 50-M-9, R2-H (E);
5302 Rosetta Street, 50-L-19A, 50-L-20, 50-L-25, and 50-L-26, R1D-H (F);
5360 Rosetta Street, 50-M-22, R1D-H (G);
5368-5370 Rosetta Street, 50-M-26, 50-M-26A, and 50-M-27, R1D-H (H);
5410 Rosetta Street, 50-M-180 and 50-M-181, R2-H (I);
5437 Kincaid Street, 50-M-44, R1D-H (J);
234 N Aiken Avenue, 50-M-186, R2-H (K);
5316-5318 Kincaid Street, 50-L-123, 50-L-124, and 50-L-125, R1D-H (L);
5348 Kincaid Street, 50-M-64-4 and 50-M-63-5, R1D-H (M);
213-215 N Aiken Avenue, 50-M-70 and 50-M-71, R2-H (N);
405-411 N Aiken Avenue, 50-H-156, R2-H (O);
415-419 N Aiken Avenue, 50-H-156, R2-H (P);
425-431 N Aiken Avenue, 50-H-156, R2-H (Q)
Zoning District: R1D-H and R2-H
Ward: 10
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Garfield
Applicant: Cory Lovrak
Owner: City of Pittsburgh

New construction of single unit dwellings in scattered site development.

**Variance: 911.02**

single unit attached residential is not a permitted use in the R1D-H zone, use as single unit attached residential requested for 5230 Hillcrest St, 5375-77 Rosetta St, 5368-5370 Rosetta St, and 5316-5318 Kincaid St

**Variance: 914.02.A**

1 off-street parking space required per unit, 0 requested for

- 5320 Hillcrest Street (A),
- 5349 Rosetta Street (B),
- 5361 Rosetta Street (C),
- 5377-5377 Rosetta Street (D),
- 305 N Aiken Avenue (E),
- 5302 Rosetta Street (F),
- 5360 Rosetta Street (G),
- 5368-5370 Rosetta Street (H),
- 5410 Rosetta Street (I),
- 5437 Kincaid Street (J),
- 5316-5318 Kincaid Street (L),
<table>
<thead>
<tr>
<th>Address</th>
<th>Variance</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>5348 Kincaid Street (M), 213-215 N Aiken Avenue (N), 405-411 N Aiken Avenue (O), 415-419 N Aiken Avenue (P), and 425-431 N Aiken Avenue (Q)</td>
<td><strong>Variance: 903.03.D.2</strong></td>
<td>minimum required exterior side setback is 15'; 11' requested for 5375-5377 Rosetta Street (D)</td>
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<tr>
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<td>minimum required front setback is 15'; 10' requested for 5368-5370 Rosetta Street (H)</td>
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<tr>
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<td><strong>Variance: 925.06.C</strong></td>
<td>minimum required setback is 3'; 1.68' requested for 234 N Aiken Avenue (K)</td>
</tr>
<tr>
<td></td>
<td><strong>Variance: 925.06.F</strong></td>
<td>minimum required setback when a setback is provided is 3'; 1.68' requested for 234 N Aiken Avenue (K)</td>
</tr>
</tbody>
</table>

**Appearances**

For Appellant:

Objectors:

Observers: