**Date of Hearing:** February 14, 2019  
**Time of Hearing:** 9:00  
**Zone Case 36 of 2019**  

5328 Keystone St  

**Zoning District:** R1A-VH  
**Ward:** 10  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Upper Lawrenceville  
**Applicant:** PGH Developers LLC  
**Owner:** Sullivan Frances M Trustee

New 3 story single family dwelling with rooftop deck and rear garage.

**Variance:** 903.03.D.2  
Minimum 5ft interior side setback required and 0ft requested (accessories)

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

**Variance:** 912.04.B  
Minimum 2ft rear setback required and 0ft requested for garage

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

**Objectors:**

**Observers:**

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

**Notes:**  
N/A
**Date of Hearing:** February 14, 2019  
**Time of Hearing:** 9:10  
**Zone Case 37 of 2019**

3817 Mintwood St

**Zoning District:** R1A-H  
**Ward:** 6  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Lower Lawrenceville  
**Applicant:** Module Design INC  
**Owner:** Barry Edward W & Karen L

Lot subdivision, new 3 story single family dwellings with integral parking and rooftop decks.

<table>
<thead>
<tr>
<th>Variance</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>903.03.D.2</td>
<td>minimum 1,800 sq. ft. lot size permitted and 1,400 sq. ft. requested minimum 5ft interior side setback required and 0ft and 2ft requested (accessories)</td>
</tr>
<tr>
<td>925.06.C</td>
<td>minimum 3ft interior side setback required and 0ft requested for dwellings</td>
</tr>
</tbody>
</table>

**Appearances**

For Appellant:  

Objectors:  

Observers:  

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

**Notes:**  
N/A
**Date of Hearing:** February 14, 2019  
**Time of Hearing:** 9:20  
**Zone Case 39 of 2019**

104 Kenova St

**Zoning District:** R1D-H  
**Ward:** 18  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** Mount Washington  
**Owner:** Godmother Properties LLC  
**Applicant:** Godmother Properties LLC

Lot reconfiguration, two story side addition to single family dwelling.

**Variance:** 903.03.D.2  
minimum 5ft interior side setback  
required and 1ft requested

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

**Objectors:**

**Observers:**

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

**Notes:**  
N/A
Date of Hearing: February 14, 2019
Time of Hearing: 9:30
Zone Case 40 of 2019

5413 Carnegie St

**Zoning District:** R1A-VH
**Ward:** 10
**Council District:** 7, Councilperson Deborah Gross
**Neighborhood:** Upper Lawrenceville
**Owner:** Hanover Valley LLC
**Applicant:** Hanover Valley LLC

Two story side addition and rear deck for single family dwelling.

**Variance:** 903.03.E.2  minimum 5ft interior side setback required and 0ft requested

**Variance:** 912.04.B  minimum 5ft rear setback required and 3ft requested for deck

**Appearances**
For Appellant:

Objectors:

Observers:
Date of Hearing: February 14, 2019  
Time of Hearing: 9:40  
Zone Case 41 of 2019

1567 Biltmore Ln

Zoning District: RP  
Ward: 14  
Council District: 5, Councilperson Corey O’Connor  
Neighborhood: Squirrel Hill South  
Applicant: Daniel Swift  
Owner: Valen Brian Quint & Natalie Helene

Generator for single family dwelling.

Variance: 917.02.A  
maximum permitted sound level, DBA  
7am to 10pm is 65,  
10pm to 7am is 60, and 67 DBA requested

Variance: 919.02  
minimum 5ft interior side setback  
required and 2ft requested

Appearances  
For Appellant:

Objectors:

Observers:
Date of Hearing: February 14, 2019
Time of Hearing: 9:50
Zone Case 48 of 2019

11 Jacksonia St

Zoning District: R1A-VH
Ward: 25
Council District: 6, Councilperson R Danielle Lavelle
Neighborhood: Central Northside
Applicant: Underwood Fredric C III
Owner: Underwood Fredrick C III

Rear second level deck and rooftop deck with 6ft privacy fence above the existing one story integral garage.

Variance: 903.03.E.2 minimum 5ft interior side setback required and 0ft requested

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

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  February 14, 2019
Time of Hearing:  10:00
Zone Case 51 of 2019

5601 Butler St

Zoning District:  RIV-MU
Ward:  10
Council District:  7, Councilperson Deborah Gross
Neighborhood:  Upper Lawrenceville
Applicant:  Brian Grafton
Owner:  Three Rivers HOP FARM LLC

Interior expansion of manufacturing and assembly (limited) and
restaurant (general).

Special Exception:  911.02  manufacturing and assembly(limited)
and restaurant (general) are Special
Exception in RIV-MU zone

Variance:  914.02.A  10 off-street parking spaces required
0 provided

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: February 14, 2019
Time of Hearing: 10:10
Zone Case  50 of 2019

5172 Natrona Way

Zoning District: R1A-VH
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Upper Lawrenceville
Applicant: PGH Developers LLC
Owner: Moskiewski Donald S & Sharon

Lot subdivision, new single family dwellings with integral parking and rooftop decks.

Variance: 903.03.E.2 minimum 15ft rear setback required and 7.5ft requested for unit 2

maximum height 3 stories permitted and 4 stories requested for unit 2

Variance: 925.06.C minimum 4ft interior side setback required and 3ft requested for unit 1

Variance: 926-11.129 one frontage upon a street required

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: February 14, 2019
Time of Hearing: 10:20
Zone Case 46 of 2019

7610 Hamilton Ave

Zoning District: RM-M
Ward: 13
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Homewood South
Applicant: Dorso Gary
Owner: Dorso Gary

Use of structure as two family dwelling.

Variance: 903.03.C.2 minimum lot size per unit 1,800sq ft. permitted and 1,700sq. ft. requested

Variance: 914.02 one additional on-site parking space required

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: February 14, 2019  
(continued from December 13, 2018)  
Time of Hearing: 10:30  
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:

Past Cases & Decisions:  
N/A

Notes:  
N/A