<table>
<thead>
<tr>
<th>Date of Hearing:</th>
<th>April 11, 2019</th>
<th>Past Cases &amp; Decisions:</th>
<th>ZBA 46 of 2018, applicant’s request to convert existing warehouse structure to 17 condo dwellings with integral parking and 8 car exterior parking lot, proposed street vacation of Woolslayer Way was approved.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Time of Hearing:</td>
<td>9:00</td>
<td>Notes:</td>
<td>N/A</td>
</tr>
<tr>
<td>Zone Case 90 of 2019</td>
<td>3611(3635) Mintwood St / 1314 37th St (49-N-294,271)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zoning District:</td>
<td>R1A-H</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ward:</td>
<td>6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Council District:</td>
<td>7,Councilperson Deborah Gross</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Neighborhood:</td>
<td>Lower Lawrenceville</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owner:</td>
<td>Lawrenceville Properties LLC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Applicant:</td>
<td>Jared Korchok</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Convert existing warehouse structure to office (limited) and warehouse with integral parking.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Special Exception:</td>
<td>921.02.A.4 change for a one nonconforming use another is a Special Exception</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Variance:</td>
<td>914.09.F</td>
<td></td>
<td>garage doors shall be designed at least 20ft from the sidewalk and street right-of way; proposed is less than 18f</td>
</tr>
<tr>
<td>Appearances</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>For Appellant:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Objectors:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Observers:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Date of Hearing: April 11, 2019
Time of Hearing: 9:10
Zone Case 99 of 2019

5100 Fifth Ave

Zoning District: RM-M
Ward: 14
Council District: 8, Councilperson Erika Strassburger
Neighborhood: Squirrel Hill North
Applicant: Robert Pelles
Owner: Common Ground

Installation of 7’8” x 20’ HVAC unit as accessory to existing multi-unit residential dwelling.

Variance: 903.03.C.2 minimum required front setback is 30’, 15’ requested

minimum required side setback is 5’, 2’ requested

Special Exception: 916.06 maximum noise level between 10:00pm and 6:00am is 45dBA; 73dBA requested

Variance: 925.06.A.2 fences within 30’ front setback shall be 4’ and open, 9’ shadow box fence requested
maximum fence height within 5’ side setback is 6’6”, 9’ requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  April 11, 2019
Time of Hearing:  9:20
Zone Case 91 of 2019

4200 Main St

Zoning District:  R1A-H
Ward:  9
Council District:  7, Councilperson Deborah Gross
Neighborhood:  Bloomfield
Owner:  Choder Stephen E
Applicant:  Choder Stephen E

Use of first floor of existing structure as single family dwelling, total 2 units.

Special Exception:  921.02.A.4 change for a one nonconforming use another is a Special Exception

Past Cases & Decisions:
N/A

Notes:
Certificate of Occupancy 73830, dated 6/26/97, permitted occupancy "Ladies clothing store on portion of first floor with one dwelling unit on remainder of first floor and second floor".

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: April 11, 2019
Time of Hearing: 9:30
Zone Case 93 of 2019

416 Suismon St

Zoning District: R1A-VH
Ward: 23
Council District: 1, Councilperson Darlene Harris
Neighborhood: East Allegheny
Owner: Hyde Kim D & Diana
Applicant: Hyde Kim D & Diana

Existing 10ft high privacy fence.

Variance: 925.06.A.3 maximum height 6.5ft permitted and 10ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A
Notes:
N/A
**Date of Hearing:** April 11, 2019  
**Time of Hearing:** 9:40  
**Zone Case 97 of 2019**

Braddock at Tioga St

**Zoning District:** UI  
**Ward:** 13  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** Homewood South  
**Applicant:** Bob Smith  
**Owner:** Building United of Southwestern PA

New construction of 3 single unit detached dwellings.

<table>
<thead>
<tr>
<th>Variance</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>911.02</td>
<td>single unit detached residential is not permitted in UI zone</td>
</tr>
<tr>
<td>904.07.C</td>
<td>minimum required rear setback is 20', 2' requested</td>
</tr>
<tr>
<td></td>
<td>minimum required side setback is 10',0' requested</td>
</tr>
<tr>
<td>912.04.C</td>
<td>minimum required side setback for accessory parking is 10', 0' requested</td>
</tr>
</tbody>
</table>

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

**Appearances**

For Appellant:

Objectors:

Observers:
Date of Hearing: April 11, 2019  
Time of Hearing: 10:00  
Zone Case 95 of 2019  

4718 Mossfield St  

Zoning District: R1D-M  
Ward: 10  
Council District: 9, Councilperson Rev Ricky Burgess  
Neighborhood: Garfield  
Applicant: TAI + LEE Architects PC  
Owner: McDonald Eric J  

New 3 story single family dwelling with integral parking and front porch.  

Variance: 903.03.C.2  
minimum 30ft front setback required and 27ft requested for dwelling, 20ft for porch  
minimum 30ft rear setback required and 5ft requested  
minimum 30ft exterior side setback required and 9.58ft requested  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions:  
N/A  
Notes:  
N/A
**Date of Hearing:** April 11, 2019  
**Time of Hearing:** 10:10  
**Zone Case 96 of 2019**

160 East Station Sq Dr

**Zoning District:** SP-4  
**Ward:** 17  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Shore  
**Applicant:** Sign Innovation  
**Owner:** High Street Station Square Pittsburgh I LLC

New 150 sq. ft. wall mounted identification sign and two 14.64sq. ft. address signs.

**Variance:** 909.01.I.4(j)  
maximum 80sq. ft. in sign face area permitted, 150sq. ft. requested

**Variance:** 919.03.M.7(a)  
maximum height above grade 40ft permitted and 75ft requested

**Variance:** 919.01.E.6  
no sign can extend above the roof line or parapet wall

**Variance:** 919.03.G  
maximum 2sq. ft. in sign face area permitted and 14.64sq. ft. requested

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

**Notes:**  
N/A
Date of Hearing: April 11, 2019
Time of Hearing: 10:20
Zone Case 98 of 2019

421 N St Clair St

Zoning District: R2-M
Ward: 11
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: East Liberty
Applicant: Henderson Howard G & Wanda M
Owner: Henderson Howard G & Wanda M

Existing fire escape for 3 family structure.

Variance: 925.06.A.13 minimum 1ft interior side setback required

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions: N/A
Notes: N/A
Date of Hearing: April 11, 2019  
(continued from March 21, 2019)  
Time of Hearing: 10:30  
Zone Case 78 of 2019  
1910-1920 5th Ave (11-J-33,36,38,39,40,41)  

Zoning District: UPR-B  
Ward: 1  
Council District: 6, Councilperson R Daniel Lavelle  
Neighborhood: Uptown  
Owner: Williams Salvatore & Irene  
Applicant: Michelle Faiello  

Use as commercial parking (general).  

Variance: 911.02 commercial parking (general) is not permitted in the UPR-B zone  
Variance: 908.04.C.1(c ) no surface parking accessory or primary shall be constructed with frontage on Fifth Ave  
Variance: 914.06.A one van accessible space with 8’ aisle required, 0 requested  
Variance: 918.02.A 1,100SF of landscaping and 9 parking lot trees required for 44 spaces  
Variance: 918.03.B.2 & 918.03.B.3 parking lot screening must be at least 42” tall and 80% opaque  

Appearances  
For Appellant:  

Objectors:  

Observers: