<table>
<thead>
<tr>
<th>Date of Hearing:</th>
<th>July 11, 2019</th>
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<tbody>
<tr>
<td>Time of Hearing:</td>
<td>9:10</td>
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<tr>
<td>Zone Case 155 of 2019</td>
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<tr>
<td>Zoning District:</td>
<td>GT-A</td>
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<tr>
<td>Ward:</td>
<td>2</td>
</tr>
<tr>
<td>Council District:</td>
<td>6, Councilperson R Daniel Lavelle</td>
</tr>
<tr>
<td>Neighborhood:</td>
<td>Central Business District</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Fogo de Chao</td>
</tr>
<tr>
<td>Owner:</td>
<td>Smithfield Oliver Partners LP</td>
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</tbody>
</table>

Three new projecting business ID signs for restaurant.

**Variance:** 919.03.M.8(d)  
one sign per each façade permitted

maximum 9sq. ft. in sign face area permitted and 29sq.ft. and 33.02sq. ft. requested

**Appearances**

For Appellant:

Objectors:

Observers:
Date of Hearing: July 11, 2019
Time of Hearing: 9:20
Zone Case 160 of 2019

3102 Smallman St (25-C-211,210,205,203)

Zoning District: RIV-IMU
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Strip District
Owner: Norrfoss
Applicant: Baker Young Corporation

New office building with approximately 254,400 sq. ft. office/tech space use and approximately 42,350 sq. ft. of above grade parking on 2 podium partial levels.

Variance: 905.04.E.3.c the maximum height 90ft permitted (after using bonuses in 915), 108ft requested and 123ft requested for penthouse

Variance: 905.04.E.4.b1 and 2 when abutting a street (32nd St), 60% of the building must be within the build-to zone, 0% requested

Variance: 914.02 157 parking spaces required, 88 spaces provided

Appearances
For Appellant:

Objectors:

Observers:
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<td>9:30</td>
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<td>Zone Case 159 of 2019</td>
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</table>

5523 Penn Ave

**Zoning District:** LNC  
**Ward:** 11  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** Garfield  
**Owner:** RT Investment Group LLC  
**Applicant:** Chad Chalmers

Expansion of existing restaurant.

**Special Exception:** 911.02 use as restaurant (general) is a Special Exception in the LNC Zone

**Appearances**  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A
New construction with ground floor retail, parking garage floors and office/lab above with green roof.

**Variance:** 908.03.D.3(c)  
maximum 85ft height permitted and 184ft building requested

Lot Coverage Review or Variance – Review of §908.03.D.3(c) relating to measurement of Lot Coverage. If lot coverage is measured at ground floor then the lot coverage is 89.5%; if measured from a bird’s eye view, lot coverage is 99.39%. The Zoning Code does not detail lot coverage measurement so the ZBA will be asked for a review of the code, and if it concludes that lot coverage should be measure from a bird’s eye view then Wexford requests a variance.

**Variance:** 908.03.D.3(g)  
maximum FAR 6:1 permitted and 11.8:1 requested

**Variance:** 916.02.B.2  
maximum building height not exceed 50ft/4 stories within 51 and 100ft of residential zone
<table>
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<td>9:50</td>
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237 Ella St

**Zoning District:** R1A-H  
**Ward:** 9  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Bloomfield  
**Applicant:** Puciata Carmela F  
**Owner:** Puciata Carmela F

Continued use of structure as two family dwelling.

**Variance/Review:** 911.02 review of continued use of structure as two residential units

**Appearances**
For Appellant:

**Objectors:**

**Observers:**

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

**Notes:** N/A
**Date of Hearing:** July 11, 2019  
**Time of Hearing:** 10:00  
**Zone Case 153 of 2019**

7535 Penn Ave

**Zoning District:** UI  
**Ward:** 14  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** Point Breeze North  
**Applicant:** Extra Space Storage  
**Owner:** Extra Space East I LLC

6 story addition to existing self-storage facility.

**Variance:** 904.07.C  
minimum interior setback is 10’, 2’ requested

minimum rear setback is 20’, 3’ requested

maximum height is 60’/4story; 72’6”/6 story requested

**Variance:** 912.04.C  
minimum side setback for accessory use is 10’, 0’ requested for parking and 4’ requested for dumpster enclosure

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

**Notes:**
N/A

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**Appearances**

For Appellant:

Objectors:

Observers:
**Date of Hearing:** July 11, 2019  
**Time of Hearing:** 10:20  
**Zone Case 148 of 2019**

38th St(49-J-227,228,229)

**Zoning District:** R1A-H  
**Ward:** 6  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Lawrenceville  
**Owner:** NESBY LLC  
**Applicant:** NESBY LLC

Lots reconfiguration, four new 3 story single family attached dwellings with integral parking, front porches, rooftop decks above the rear 1st story garages.

<table>
<thead>
<tr>
<th><strong>Variance</strong></th>
<th><strong>Description</strong></th>
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</thead>
<tbody>
<tr>
<td>903.03.D.2</td>
<td>minimum lot size 1,800sq. ft. required and 1,566sq. ft. proposed</td>
</tr>
<tr>
<td></td>
<td>minimum 15ft front setback required and 7ft for dwellings proposed</td>
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<tr>
<td></td>
<td>minimum 15ft rear setback required and 7ft requested</td>
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<tr>
<td></td>
<td>minimum 5ft interior side setback required and 0ft requested for accessories</td>
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<tr>
<th><strong>Variance</strong></th>
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<tbody>
<tr>
<td>925.06.C</td>
<td>minimum 3ft interior side setback required and 0ft requested for dwellings</td>
</tr>
</tbody>
</table>

**Appearsances**

For Appellant:

Objectors:

Observers:

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