### Date of Hearing: July 18, 2019
### Time of Hearing: 9:00
### Zone Case 168 of 2019

4635 Butler St

**Zoning District:** LNC  
**Ward:** 9  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Central Lawrenceville  
**Applicant:** Amanda Priano  
**Owner:** Abbatia Holdings LLC

Construct accessory structure for outdoor seating, construct vestibule for existing one story restaurant.

**Special Exception:** 911.02 restaurant (general) is a Special Exception in LNC zone

**Variance:** 904.02.B.2 accessory uses shall not exceed 25% of the primary uses’ floor area; 55% requested

**Special Exception:** 916.02.A.6.a the minimum residential compatible rear setback is 15’, 0’ requested

### Appearances

**For Appellant:**

**Objectors:**

**Observers:**
Date of Hearing:  July 18, 2019  
Time of Hearing:  9:10  
Zone Case 169 of 2019  

4617 Butler St  

Zoning District:  LNC  
Ward:  9  
Council District:  7, Councilperson Deborah Gross  
Neighborhood:  Central Lawrenceville  
Applicant:  Amanda Priano  
Owner:  Lola LLC  

New construction of two story rear addition.  

Special Exception:  916.02.A.8.a the minimum residential compatible rear setback is 15', 0' requested  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions:  
N/A  
Notes:  
N/A
Date of Hearing: July 18, 2019
Time of Hearing: 9:20
Zone Case 162 of 2019

3550 Terrace St

Zoning District: EMI
Ward: 4
Council District: 8, Councilperson Erika Strassburger
Neighborhood: West Oakland
Owner: University of Pittsburgh
Applicant: Canard Grigsby

Raze existing auditorium and construct new seven story plus two story mechanical level, classrooms, auditorium, support, circulation, and teaching lab.

Variance: 905.03.D.2(b) project is not currently in an Institutional Master Plan (IMP) and does not meet criteria for a minor development project as per 905.03.D.2(b). Minor development project limited to 25,000 sf and one story, 105,000 sf and 7 stories proposed.

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** July 18, 2019  
**Time of Hearing:** 9:30  
**Zone Case 164 of 2019**

2710 Sarah St

**Zoning District:** R2-VH  
**Ward:** 16  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Side Flats  
**Owner:** Grmusa Joseph W  
**Applicant:** Michael Hopper

Continued use of structure as two family dwelling.

**Variance/Review:** 911.02 review

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

**Notes:**  
N/A

<table>
<thead>
<tr>
<th><strong>Appearances</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>For Appellant:</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Objectors:</strong></th>
<th></th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th><strong>Observers:</strong></th>
<th></th>
</tr>
</thead>
</table>
**Date of Hearing:** July 18, 2019  
**Time of Hearing:** 9:40  
**Zone Case:** 161 of 2019

4724 Baum Blvd

**Zoning District:** UNC  
**Ward:** 8  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Bloomfield  
**Applicant:** Matthew Plecity  
**Owner:** Carnegie Library of Pittsburgh

Signage for the Carnegie Library for the blind.

**Variance:** 919.03.M.5(c )  
Canopy signs in the UNC are limited to 8 inch tall and shall not project above the canopy; proposed is 5 ft 6 inch sign above the canopy

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

**Objectors:**

**Observers:**
Date of Hearing: July 18, 2019
Time of Hearing: 9:50
Zone Case 163 of 2019

39th St at Foster St

Zoning District: RIV-IMU
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Applicant: Dave Hager
Owner: Butler & 40th LLC

New construction of 5 story multi-unit residential building with integral parking, surface parking, and dog park.

Special Exception: 905.04.I.2.d in the RIV-IMU between 21st and 54th streets temporary surface parking lots are approved as a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions: N/A
Notes: N/A
Date of Hearing:  July 18, 2019
Time of Hearing:  10:00
Zone Case 167 of 2019

6345 Aylesboro Ave

Zoning District:  R2-L
Ward:  14
Council District:  8, Councilperson  Erika Strassburger
Neighborhood:  Squirrel Hill
Applicant:  Evan Klein
Owner:  Evan Klein

Rear deck enclosure.

Variance:  903.03.B.2  minimum 30ft rear setback required and 16ft requested

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

Appealances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: July 18, 2019
Time of Hearing: 10:10
Zone Case 172 of 2019

N St Clair St (83-K-116,127,128,129)

Zoning District: R2-M
Ward: 11
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: East Liberty
Applicant: Dave Hager
Owner: ELDI Real Estate LLC

New construction of 8 single family attached and 2 single family detached dwellings.

Variance: 903.03.C.2
minimum lot size is 3,200sq. ft., and 1,098sq. ft. requested
minimum lot size per unit is 1,800sq.ft. and 1,098sq. ft. requested
minimum front setback is 30ft, 10’ requested
minimum exterior side setback is 30’, and 5’ requested

Appearances
For Appellant:

Objectors:

Observers: