**Date of Hearing:** August 15, 2019  
**Time of Hearing:** 9:00  
**Zone Case 178 of 2019**

1204 Grandview Ave

**Zoning District:** GPRC  
**Ward:** 19  
**Council District:** 2, Councilperson Theresa Kail-Smith  
**Neighborhood:** Mt Washington  
**Applicant:** Alex Backeris  
**Owner:** David Matesic

Demolition of existing structure and construction of new three story single family dwelling with integral parking.

**Variance:** 908.02.C.3 minimum side yard setback shall be not less than 3ft, 6” requested

**Variance:** 912.04.C minimum side setback for accessory deck is 3ft, 8” requested

**Appearances**

**For Appellant:**

**Objectors:**

**Observers:**

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

**Notes:** N/A
**Date of Hearing:** August 15, 2019  
**Time of Hearing:** 9:10  
**Zone Case 170 of 2019**

Larimer/E Liberty phase 3, 124-J-291

**Zoning District:** LNC  
**Ward:** 12  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** Larimer  
**Applicant:** Joe Hackett  
**Owner:** Urban Redevelopment of PGH

New construction of two buildings for use as apartments.

**Special Exception:** 916.09 parking and loading shall be 15ft from a residential zone; per section 916.04.C

**Variance:** 914.09.A.1 surface parking lots in the LNC must have a minimum setback of 10ft from street right of way

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**
**Date of Hearing:**  August 15, 2019  
**Time of Hearing:**  9:20  
**Zone Case 171 of 2019**

Larimer/E Liberty phase 4, 124-J-322

**Zoning District:** LNC  
**Ward:** 12  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** Larimer  
**Applicant:** Joe Hackett  
**Owner:** Urban Redevelopment of Pittsburgh

New construction of two buildings for use as apartments.

**Variance:** 911.02 & 912.01.D  parking as accessory to multi-unit residential uses in R1VH is not permitted

**Special Exception:** 911.02 public assembly (auditorium) requires a Special Exception within the LNC

**Special Exception:** 916.09 front setback is 15ft for bldg. 4C, per section 916.02.A.1

rear setback is 15ft for bldg. 4C, per section 916.02.A.1

dumpster shall be 30ft from a residential zone, per section 916.04.B

parking and loading shall be 15ft from a residential zone, per section 916.04.C

**Variance:** 914.09.A.1 surface parking lots in the LNC zones must have a minimum setback of 10’ from any street right of way

**Variance:** 925.06.A.2and 3 fences can be 4ft in any yard and up to 6.5ft in the side or rear yards, request is to allow 5ft fence in the front and rear yards and setbacks for parking lot

**Appearances**  
For Appellant:  
Objectors:  
Observers:

<table>
<thead>
<tr>
<th>Past Cases &amp; Decisions:</th>
<th>N/A</th>
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Date of Hearing: August 15, 2019
Time of Hearing: 9:30
Zone Case 173 of 2019

Bidwell St (22-R-292, 7-D-1,22-S-43)

Zoning District: RM-M
Ward: 21
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Manchester
Owner: Resaca Associates LLC
Applicant: James Welker

Re-purposing church and surrounding land into residential apartment complex. New building will be added to provide garage parking with upper levels residential apartments. Remaining ground space utilized for additional parking.

Variance: 903.03.C.2 minimum lot size per unit is 1,800sq. ft.

minimum front setback is 25ft, and
13ft 10inch requested

minimum rear setback is 25ft, and
11ft 10inch requested

minimum 25ft exterior side setback required and 0' requested

Variance: 912.04.A minimum 25ft front setback for accessory uses required and 0ft for Riggo St parking lot required

Variance: 912.04.C minimum 10ft interior side setback is required and 0ft for Riggo St parking lot and lot for the former church parking spaces requested

Special Exception: 914.07.G.2(a) off-site accessory parking located at parcel 22-S-41

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions: N/A
Notes: N/A
Date of Hearing:  August 15, 2019 (continued from July 11, 2019)
Time of Hearing:  9:40
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’/4 story; 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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A
Notes:
N/A
Date of Hearing: August 15, 2019
Time of Hearing: 9:50
Zone Case 179 of 2019

5447 Hobart St

Zoning District: R2-L
Ward: 14
Council District: 5, Councilperson Corey O’Connor
Neighborhood: Squirrel Hill
Applicant: TG Architects
Owner: Scherer Sebastian & Hiroko

New one story detached garage.

Variance: 903.03.B minimum 5ft interior side setback permitted and 2ft requested

Variance: 912.04.B minimum 5ft rear setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: August 15, 2019
Time of Hearing: 10:00
Zone Case 180 of 2019
1239 Pennsylvania Ave

Zoning District: R1A-H
Ward: 21
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Manchester
Applicant: Tackie Albert N
Owner: Tackie Albert N

6ft high privacy fence along Fulton St and Stedman St.

Variance: 903.03.D.2 minimum 15ft exterior side setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  August 15, 2019
Time of Hearing:  10:10
Zone Case 165 of 2019

186 Home St

Zoning District:  R1A-VH
Ward:  9
Council District:  7, Councilperson Deborah Gross
Neighborhood:  Central Lawrenceville
Applicant:  Duncan Ventures, LLC
Owner:  Rupert George F & Eric G

Lot subdivision, build new 3-4 story single family attached dwellings with integral parking, rear deck, rooftop deck.

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

Variance:  maximum height 3 story permitted and 4 stories requested

Variance:  925.06.C  minimum 3ft interior side setback required and 0ft requested for primary structure

Variance:  926-10.129 at least one frontage upon a street required

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: August 15, 2019
Time of Hearing: 10:20
Zone Case 181 of 2019

221 36th St

Zoning District: R1A-H
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lower Lawrenceville
Applicant: RKBelectric, Roy Marshall
Owner: Providence of St Augustine of the Capuchin Order (THE)

New generator.

Special Exception /Variance: 916.09 / 916.06
maximum sound level 45Dba (or 3Dba above Background sound level) 10pm till 6am permitted, 55dba other time

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions: N/A
Notes: N/A
Date of Hearing: August 15, 2019 (continued from July 18, 2019)  
Time of Hearing: 10:30  
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: August 15, 2019 (continued from July 18, 2019)
Time of Hearing: 10:40
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:
Date of Hearing: August 15, 2019
Time of Hearing: 10:50
Zone Case 158 of 2019

3440 Forbes Ave

Zoning District: OPR-C
Ward: 4
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Central Oakland
Applicant: Srada Architecture, LLC
Owner: Wexford Science & Technology, LLC

New construction with ground floor retail, parking garage floors and office/lab above with green roof.

Variance: 908.03.D.3(c) from the permitted height of 128’ (portion of the building where residential compatibility standards don’t apply) and 60 feet (with LEED Bonus where residential compatibility standards do apply) to the requested height of 188.6’

Special Exception: 908.03.D.3(g) 6:1 FAR permitted, with Section 915.04.D LEED FAR bonus of 7.2:1 permitted, and 9:1 requested, or in the alternative, a Variance from Code Section 908.03.D.3(c) to allow for additional FAR.

Special Exception: 916.09.(c) and 916.02.B.2 waiver of residential compatibility height up to 6 stories maximum building height not to exceed 50ft/4 stories within 51-100ft of residential zone, for building height above 6 stories, requested the building to be built to its full height at 89.7ft from the residential district

Past Cases & Decisions:
N/A

Notes:
N/A
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