Date of Hearing: November 2, 2017
Time of Hearing: 9:00
Zone Case 344 of 2017

3820 Butler St

Zoning District: LNC
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lower Lawrenceville
Applicant: Nick Miller
Owner: Auto Driveway CO

Reconfigure lots to build three new single family dwellings.

Variance: 904.02.C minimum 20ft rear setback required and 5ft proposed (on all proposed buildings) maximum height 45ft/3 stories; 40ft/4 stories proposed

Special Exception: 916.02.A.1 waiver of residential compatibility standards front setback be 15ft for the first 50ft of property adjacent to a residential zone and the side setback be 15ft when adjacent to the residential zone; proposed is 0ft on both side

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** November 2, 2017  
**Time of Hearing:** 9:10  
**Zone Case 342 of 2017**

6524 Meadow St

**Zoning District:** R1D-M  
**Ward:** 12  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** Larimer  
**Applicant:** Lydia Gorba, Strassburger McKenna Gutnick & Gefsky  
**Owner:** Trinitte LP

Conversion of existing 2 story structure into Bed and Breakfast (limited).

**Special Exception:** 911.02 use as Bed and Breakfast is a Special Exception in R1D zoning district

**Variance:** 911.04.A.8(a)(3) 4 parking spaces required, 0 spaces proposed

**Appearances**  
For Appellant:

Objectors:

Observers:
**Date of Hearing:** November 2, 2017  
**Time of Hearing:** 9:20  
**Zone Case 334 of 2017**

5349 Penn Ave

**Zoning District:** LNC  
**Ward:** 10  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** Garfield  
**Owner:** Fisher George & Carole A  
**Applicant:** John Cullen

Renovation of existing one story restaurant with new accessory deck for outdoor seating.

**Variance:** 904.02.B accessory uses shall not exceed 25% of the gross floor area of the primary use; proposed accessory use is 168% of the gross floor area of the primary use

**Appearances**

For Appellant:

**Objectors:**

**Observers:**

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

**Notes:**
N/A
**Date of Hearing:** November 2, 2017  
**Time of Hearing:** 9:30  
**Zone Case 329 of 2017**

5737 Hobart St

**Zoning District:** RM-M  
**Ward:** 14  
**Council District:** 5, Councilperson Corey O’Connor  
**Neighborhood:** Squirrel Hill  
**Owner:** Kashi David & Aliza  
**Applicant:** City Studio

16’x4’ dumpster enclosure with 5ft high fence.

**Variance:** 903.03.C.2  
minimum 25ft front setback required  
and 0ft requested  
minimum 10ft interior side setback  
required and 3ft requested

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

**Notes:**  

**Appearances**  
For Appellant:

Objectors:

Observers:
Date of Hearing: November 2, 2017
Time of Hearing: 9:50
Zone Case 343 of 2017

4926 Cypress St/622 Gross St

Zoning District: R2-H, R1A-H
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: Bloomfield
Applicant: Jason Lardo
Owner: Cypress Lofts PGH LP

Retain existing single family dwelling on a separate lot from the development of a multi-family structure.

**Variance:** 903.03.D.2
minimum lot size per unit is 750 sq. ft., proposed is 617.5 sq. ft. per unit

minimum 5ft interior side and 5ft rear setbacks requires, and 3ft requested

**Past Cases and Decisions:**
ZBA 78 of 2012, conversion of existing structure (warehouse) into multi-unit residential building (14 units total).
ZBA 233 of 2015, use of multi-family residential with 16 units and 17 parking spaces was approved.

**Notes:**
Certificate of Occupancy 18726, dated 8/19/1965, permitted occupancy “Linen supply plant”.

**Appearances**
For Appellant:

Objectors:

Observers:
<table>
<thead>
<tr>
<th>Date of Hearing:</th>
<th>November 2, 2017</th>
</tr>
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<tbody>
<tr>
<td>Time of Hearing:</td>
<td>10:00</td>
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<tr>
<td>Zone Case 336 of 2017</td>
<td></td>
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<tr>
<td>1216 Termon Ave</td>
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<td>1, Councilperson Darlene Harris</td>
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<td>Neighborhood:</td>
<td>Brighton Heights</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Wiggins Emmanuel D</td>
</tr>
<tr>
<td>Owner:</td>
<td>Wiggins Emmanuel D &amp; Andrea L</td>
</tr>
</tbody>
</table>

Three car parking pad in side yard of single family dwelling.

**Variance:** 912.04.C minimum 5ft side setback required and 0ft requested

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

**Notes:**
N/A
Date of Hearing: November 2, 2017
Time of Hearing: 10:10
Zone Case 341 of 2017

1310 Boyle St

Zoning District: R1A-VH
Ward: 22
Council District: 1, Councilperson Darlene Harris
Neighborhood: Central Northside
Applicant: Adam Womellsdorf
Owner: Vista One LLC

Three compact car parking spaces accessory to 1306, 1312 Boyle St single family dwellings.

Variance: 903.03.E.2 minimum 5ft front setback required and 1ft requested

Variance: 912.01 accessory uses shall be located on the same zoning lot as primary uses

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

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: November 2, 2017  
Time of Hearing: 10:20  
Zone Case 240 of 2017

1207 Spring Garden Ave

Zoning District: R1A-H  
Ward: 24  
Council District: 1, Councilperson Darlene Harris  
Neighborhood: Spring Garden  
Owner: Gestalt Property Development  
Applicant: Gestalt Property Development

Use of first floor as retail sale and service (limited), and continued use of upper floor as single family dwelling.

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

Appearances
For Appellant:

Objectors:

Observers: