**Date of Hearing:** October 12, 2017  
**Time of Hearing:** 9:00  
**Zone Case 313 of 2017**

5246 Carnegie St

**Zoning District:** R1A-VH  
**Ward:** 10  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Upper Lawrenceville  
**Applicant:** Moss Architects  
**Owner:** Vansluytman Carl & Stacy

Third story addition and rooftop deck, one compact car parking pad at rear of single family dwelling.

**Variance:** 903.03.E.2  
minimum 5ft interior side setback required and 0ft requested (rooftop deck) and 2ft for parking pad

**Variance:** 925.06.C  
minimum 3ft interior side setback required and 0ft requested for the addition

**Variance:** 912.04.B  
minimum 2ft rear setback required and 0ft requested for parking pad

**Appearsances**

For Appellant:

Objectors:

Observers:
Date of Hearing: October 12, 2017  
Time of Hearing: 9:10  
Zone Case 319 of 2017  

44 Elliott St  

Zoning District: H  
Ward: 20  
Council District: 2, Councilperson Theresa Kail-Smith  
Neighborhood: Elliott  
Applicant: Quintin Kittle  
Owner: Dutra Robin M  

Demolish existing building and build new single family dwelling on same footprint.  

Variance: 915.02.A.1.e retaining walls shall not exceed 10ft in height, proposed is 16ft 4 inch  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions:  
N/A  
Notes: N/A
**Date of Hearing:** October 12, 2017  
**Time of Hearing:** 9:20  
**Zone Case 328 of 2017**

190 Lothrop St

**Zoning District:** EMI  
**Ward:** 4  
**Council District:** 8, Councilperson Daniel Gilman  
**Neighborhood:** West Oakland  
**Owner:** University of Pittsburgh  
**Applicant:** University of Pittsburgh

600 sq. ft. identification sign for university of Pittsburgh.

**Variance:** 919.03.M.3(a)  
maximum 80 sq. ft. in sign face area permitted and 600 sq. ft. requested  
maximum height above grade 40 ft permitted

**Appearances**  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A
Date of Hearing: October 12, 2017
Time of Hearing: 9:30
Zone Case 306 of 2017

5743 Walnut St

Zoning District: R2-M
Ward: 7
Council District: 8, Councilperson Daniel Gilman
Neighborhood: Shadyside
Applicant: Singa Balwindar
Owner: Nossek John J Family Trust

Use of portion of first floor as grocery store (limited).

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

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: October 12, 2017
Time of Hearing: 9:40
Zone Case 327 of 2017

202 38th St/ 3718 Butler St

Zoning District: LNC
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lower Lawrenceville
Applicant: Jared Lorchok
Owner: Burnell Derek E & Jessica Z

Expansion of restaurant (general) in existing three story structure.

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

Variance: 914.02.A 4 parking spaces required and 0 requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A
Notes:
N/A
**Date of Hearing:** October 12, 2017  
**Time of Hearing:** 9:50  
**Zone Case 321 of 2017**  

622 N Homewood Ave  

**Zoning District:** LNC  
**Ward:** 13  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** Homewood  
**Applicant:** Sean Beasley  
**Owner:** Bible Center Church INC  

Change of use of existing building to community center with interior and exterior renovations.  

**Variance:** 914.02.A  
five parking spaces required and 0 proposed (and 4 bicycle spaces)  

**Appearances**  
For Appellant:  

Objectors:  

Observers:  

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

**Notes:**  
N/A
**Date of Hearing:** October 12, 2017  
**Time of Hearing:** 10:10  
**Zone Case 325 of 2017**

7047-7051 Hamilton Ave

**Zoning District:** RM-M  
**Ward:** 13  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** Homewood  
**Applicant:** KBK Enterprises  
**Owner:** Nazarene Baptist Church

Build new two story community center.

**Special Exception:** 911.02 use as community center is a Special Exception in RM zoning district

**Special Exception:** 916.09 waiver of Residential Compatibility Standard that no playground area shall be permitted within 50ft of property zoned RM, proposed is 10ft

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

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**
**Date of Hearing:** October 12, 2017  
**Time of Hearing:** 10:20  
**Zone Case 326 of 2017**  

600-606 Cedar Ave

**Zoning District:** R1A-VH  
**Ward:** 23  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** East Allegheny  
**Applicant:** Lisa Carver  
**Owner:** Davis Properties Holding CO LLC  

Interior renovation and new construction for existing three and four story buildings. Increase of residential units. New construction of stair tower. Off-site parking located at 414 Avery (parcel 23-S-106) and on 713-719 James St (parcel 23-S-211).

**Variance/Special Exception:** 921.02.A.1(a)  
911.02  
increasing multi-unit residential from a total of 20 units to 27 units and approximately 10% building area increase  

**Administrator Exception:** 925.06.G.1(h)  
new construction for additions building within setbacks where primary structure is built within setbacks  

**Special Exception:** 914.07.G.2(a) off-site parking is a Special Exception  

**Variance:** 903.03.E.2 height for additions greater than 40ft/3 stories  

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

**Objectors:**  

**Observers:**  

<table>
<thead>
<tr>
<th>Past Cases &amp; Decisions:</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Notes:</td>
<td>Certificate of Occupancy 12-B-02960, dated 9/13/2013, permitted occupancy &quot;Use of 3 story structure with 6 existing dwelling units on second and third floors with six new dwelling units on first floor and basement with 8 existing on-site parking and 6 additional off-site parking spaces located at 719 James St&quot;. Certificate of Occupancy 49902, dated 1985, permitted occupancy &quot;Multiple family dwelling with 8 dwellings&quot; for 606 Cedar Avenue.</td>
</tr>
</tbody>
</table>