<table>
<thead>
<tr>
<th><strong>Date of Hearing:</strong></th>
<th>October 24, 2019</th>
<th><strong>Past Cases &amp; Decisions:</strong></th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Time of Hearing:</strong></td>
<td>9:00</td>
<td><strong>Notes:</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Zone Case 212 of 2019</strong></td>
<td></td>
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<tr>
<td>3901 California Ave</td>
<td></td>
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<tr>
<td><strong>Zoning District:</strong></td>
<td>R1D-M, NDO</td>
<td></td>
<td></td>
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<tr>
<td><strong>Ward:</strong></td>
<td>27</td>
<td></td>
<td></td>
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<tr>
<td><strong>Council District:</strong></td>
<td>1, Councilperson Darlene Harris</td>
<td></td>
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<tr>
<td><strong>Neighborhood:</strong></td>
<td>Brighton Heights</td>
<td></td>
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<tr>
<td><strong>Owner:</strong></td>
<td>William Alexander Properties LLC</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Applicant:</strong></td>
<td>Garry Potts</td>
<td></td>
<td></td>
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</tbody>
</table>

New ground business ID sign with pricing panel and new business ID signs for Gulf corporate.

**Variance:** 919.03.O.3  
Electronic non advertising signs are not permitted in NDO zoning district

**Appearances**
For Appellant:

**Objectors:**

**Observers:**
Date of Hearing: October 24, 2019
Time of Hearing: 9:10
Zone Case 220 of 2019

2740 Smallman St

Zoning District: RIV-IMU
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Strip District
Applicant: Advance Sign
Owner: CKLS Limited Partnership

Wall mounted business ID sign for Franklin Interiors.

Variance: 919.03.M.5(a)  maximum height above grade 20ft permitted and 74.9ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
**Date of Hearing:** October 24, 2019  
**Time of Hearing:** 9:20  
**Zone Case 223 of 2019**

2417 Brownsville Rd

**Zoning District:** LNC  
**Ward:** 29  
**Council District:** 4, Councilperson Anthony Coghill  
**Neighborhood:** Carrick  
**Owner:** MSAA Pittsburgh LLC  
**Applicant:** David Offner

Construction of new Dollar General.

<table>
<thead>
<tr>
<th>Variance</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>922.04.E.3.e.i</td>
<td>no parking shall be located between the front building façade and the front lot line</td>
</tr>
<tr>
<td>915.02.A.1.e</td>
<td>retaining walls shall not exceed 10ft (12-12.98ft proposed along Askal Way)</td>
</tr>
<tr>
<td>916.04.B</td>
<td>dumpster must be at least 30ft away from any zoned residential property</td>
</tr>
</tbody>
</table>

**Appearances**

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A
Date of Hearing: October 24, 2019  
Time of Hearing: 9:30  
Zone Case 224 of 2019  

327 Natchez St  

Zoning District: R1D-H  
Ward: 19  
Council District: 2, Councilperson Theresa Kail-Smith  
Neighborhood: Mount Washington  
Owner: Jamison William J & Sandra M  
Applicant: Lisa Whitney  

New one story 16x22' garage for single family dwelling.  

Variance: 903.03.D.2  
minimum 15ft front setback required and 0ft requested  
minimum 5ft interior side setback required and 0ft requested  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions:  
N/A  
Notes:  
N/A
Date of Hearing: October 24, 2019
Time of Hearing: 9:40
Zone Case 225 of 2019

Perry St/Elmore St, 10-K-117,117A,118,119,120

Zoning District: RM--M
Ward: 5
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Middle Hill
Applicant: Milton Odot
Owner: Darby Ernest and Lucas Emma

Construction of new 8 unit, 3 story, masonry and wood frame, apartment building on vacant land.

Variance: 903.03.C.2
minimum 25ft front setback required for parking, less proposed

minimum 1,800 sq. ft. lot size per unit required and 1,633 sq. ft. requested

Variance: 914.10
one onsite loading space required

Past Cases and Decisions:
N/A
Notes:
N/A
Date of Hearing: October 24, 2019  
Time of Hearing: 9:50  
Zone Case 226 of 2019

1419-21 Monterey St

Zoning District: R1A-VH  
Ward: 25  
Council District: 6, Councilperson R Daniel Lavelle  
Neighborhood: Central Northside  
Applicant: Todd Meyer  
Owner: Todd Meter

Demolition of buildings additions.

Protest Appeal: Code Section: City Council Resolution 2013-1647  

Appearances  
For Appellant:

Objectors:

Observers:
Date of Hearing: October 24, 2019  
Time of Hearing: 10:00  
Zone Case 228 of 2019

3501 Melwood Ave

Zoning District: R2-H  
Ward: 6  
Council District: 7, Councilperson Deborah Gross  
Neighborhood: Polish Hill  
Applicant: EcoCraft Homes Inc  
Owner: Mahone Aaron

New 3 storey single family dwelling with rear parking pad and rooftop deck.

Variance: 925.06.C minimum 15ft exterior side setback required and 0ft requested for primary structure

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

Appearances  
For Appellant:

Objectors:

Observers:

Past Cases and Decisions: N/A  
Notes: N/A
Date of Hearing: October 24, 2019
Time of Hearing: 10:10
Zone Case 230 of 2019

7049 Hamilton Ave

Zoning District: RM-M
Ward: 13
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Homewood South
Applicant: KBK Enterprises
Owner: Housing Authority of the City of Pittsburgh

New construction of a one-story community center.

Special Exception: 911.02 use as community center(limited) in RM zoning district

Variance: 911.02 use as office(limited) in RM zoning district

Alternatively,
Variance: 912.01.D office accessory to broader residential housing development on a separate parcel

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A