<table>
<thead>
<tr>
<th>Date of Hearing:</th>
<th>January 9, 2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Time of Hearing:</td>
<td>9:00</td>
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<tr>
<td>Zone Case 1 of 2020</td>
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<td>Zone Case 1 of 2020</td>
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<tr>
<td>3424 Beechwood Blvd</td>
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<tr>
<td>Zoning District:</td>
<td>R1D-M</td>
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<tr>
<td>Ward:</td>
<td>15</td>
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<tr>
<td>Council District:</td>
<td>5, Councilperson Corey O’Connor</td>
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<tr>
<td>Neighborhood:</td>
<td>Greenfield</td>
</tr>
<tr>
<td>Owner:</td>
<td>Mary’s Brown Memorial Church</td>
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<tr>
<td>Applicant:</td>
<td>Zach Milanak</td>
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<tr>
<td>Demolition of existing church building and construction of new church building.</td>
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<tr>
<td>Special Exception:</td>
<td>911.04.A.53 Special Exception to allow religious assembly (limited) in the R1D-M zoning district.</td>
</tr>
<tr>
<td>Past Cases &amp; Decisions:</td>
<td>N/A</td>
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<tr>
<td>Notes:</td>
<td>N/A</td>
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Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: January 9, 2020
Time of Hearing: 9:10
Zone Case 2 of 2020

3485 Butler St

Zoning District: LNC
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lower Lawrenceville
Owner: 3485 Butler Street LLC
Applicant: Shawn Kichline

Use of lower level of existing two story building as an office (limited).

Variance: 914.02                         3 off-street parking spaces required

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

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: January 9, 2020
Time of Hearing: 9:20
Zone Case 3 of 2020

3439 Denny St

Zoning District: R1A-H
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lower Lawrenceville
Owner: 3441 Denny St
Applicant: Maria Wilson

Construction of a new detached 3 story single family home with integral garage and roof deck.

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

the proposed building would be 6" from the northeast side property line and 10"
from the southwest property line

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: January 9, 2020
Time of Hearing: 9:30
Zone Case 4 of 2020

80 Barry St

Zoning District: H
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood:
Owner: Giffin Andrew W
Applicant: Catalina Pagnotta

Construction of new two and three story additions to existing two story single unit detached dwelling, including rooftop decks and driveway.

Variance: 905.02.C.3 maximum area of disturbance is 50% of the total lot area, proposed is 90%

Past Cases and Decisions:
N/A
Notes:
N/A
Date of Hearing: January 9, 2020
Time of Hearing: 9:40
Zone Case 5 of 2020

2901 Sarah St

Zoning District: LNC
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Southside Flats
Applicant: John Pasquella
Owner: Birmingham Bridge Brewery

Kitchen addition in the rear yard of an existing bar restaurant.

Variance: 914.02.A minimum 5 onsite parking spaces required

Special Exception: 911.04.A.57 to allow restaurant(general) use in the LNC district

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: January 9, 2020
Time of Hearing: 9:50
Zone Case 6 of 2020

5416 Butler St

Zoning District: LNC
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Upper Lawrenceville
Applicant: Krista Staley
Owner: Quality Managed Services LLC

Use of structure as medical marijuana dispensary.

Special Exception: 911.04.A.99 use as medical marijuana dispensary is a Special Exception in the LNC zone

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions: N/A
Notes: N/A
Date of Hearing: January 9, 2020
Time of Hearing: 10:10
Zone Case 7of 2020

143-45 46th St

Zoning District: R1A-VH
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Applicant: Desmone Architects
Owner: Tomasovich Tanya L

Lot subdivision and construction of two new 3 story single family dwellings with rear garages.

Variance: 925.06.C 3ft interior side setback required and 0ft requested for dwellings

Variance: 903.03.E.2 minimum 5ft front setback required and 0ft requested for 145 46th St dwelling
minimum 5ft interior side setback required and 0ft and 3ft requested for garages

Variance: 912.04.B maximum height 15ft/one story permitted for accessories and 2story requested for garage 2

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** January 9, 2020  
**Time of Hearing:** 10:20  
**Zone Case 8 of 2020**

6435 Phillips Ave

**Zoning District:** R1D-L  
**Ward:** 14  
**Council District:** 5, Councilperson Corey O’Connor  
**Neighborhood:** Squirrel Hill  
**Applicant:** Bradley Kemp  
**Owner:** Heffley Keith & Divya

Front yard deck 18' x 19', no roof, 42” high.

**Variance:** 903.03.B.2 minimum 30ft front setback required and 5.5ft requested

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**

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

**Notes:**  
N/A
Date of Hearing: January 9, 2020  
Time of Hearing: 10:30  
Zone Case 10 of 2020  

Tripoli St/Chestnut St, 24-J-288, 24-J-289  

Zoning District: R1A-VH  
Ward: 23  
Council District: 1, Councilperson Darlene Harris  
Neighborhood: East Allegheny  
Applicant: Masi Vincent  
Owner: Masi Vincent  

Four parking spaces accessory to two family dwelling located at 1003 Chestnut St.  

Variance: 912.04.F  
building separation minimum 3ft  
Required  

Variance: 903.03.E.2  
minimum 5ft street side required and 0ft requested  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases & Decisions:  
N/A  

Notes:  
N/A
Date of Hearing: January 9, 2020
Time of Hearing: 10:40
Zone Case 12 of 2020

4112 Butler St

Zoning District: LNC
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Owner: Isabella Holdings LP
Applicant: Brian Mendelssohn

Conversion of bank into restaurant (general) and site improvements to existing surface parking lot.

Special Exception: 911.04.A.57 use as restaurant (general) is a Special Exception in the LNC zone

Variance: 914.09.A.1 minimum parking setback from ROW in the LNC zone is 10', 0' requested

Special Exception: 916.04.B minimum dumpster setback from residentially zoned property is 30', 20' requested

Appearances
For Appellant:

Objectors:

Observers: