



**Date of Hearing:** January 10,2013  
**Time of Hearing:** 9:10  
**Zone Case 6 of 2013**

325 Orwell Way

**Zoning District:** R2-VH  
**Ward:** 8  
**Council District:** 7, Councilperson Patrick Dowd  
**Neighborhood:** Bloomfield  
**Applicant:** Timothy Geyer  
**Owner:** Key Homes Realty LLC

10ftx12ft one story addition with rooftop deck and 6ft high privacy fence above second floor of existing two story single family attached dwelling.

**Variance:** 925.06.A.3      fences not more than 6 ½ft in height in  
any  
required side permitted and 6ft high fence  
above 2<sup>nd</sup> floor requested

**Variance:** 903.03.E.2      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:** January 10,2013  
**Time of Hearing:** 9:30  
**Zone Case 11 of 2013**

2343 Birtley Ave

**Zoning District:** R1D-M  
**Ward:** 19  
**Council District:** 4, Councilperson Natalia Rudiak  
**Neighborhood:** Brookline  
**Applicant:** Witt Mrtin & Tamara  
**Owner:** Witt Mrtin & Tamara

14'6" x 10' front addition (porch enclosure) for 2 ½ story single family dwelling.

**Variance:** 903.03.C.2      minimum 30ft front setback required and 15'3" requested

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A

**Date of Hearing:** January 10, 2013  
*(continued from December 6, 2012)*

**Time of Hearing:** 9:40

**Zone Case 237A of 2012**

745 N Negley Ave

**Zoning District:** RM-M

**Ward:** 11

**Council District:** 7, Councilperson Patrick Dowd

**Neighborhood:** East Liberty

**Applicant:** Mount Ararat Baptist Church (prospective owner)

**Owner:** 751 North Negley Associates LP

Use of existing three story structure as a community center (general) with 9 on-site parking stalls and 19 off-site parking stalls located at 5538 Stanton Ave.

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

**Variance:** 911.02.A.14 use of community center(general) is not permitted in RM zoning district

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

Certificate of Occupancy 44315, dated 5/22/1984, permitted occupancy "Three story day care, kindergarten, elementary and secondary education facility with a 19 car minor parking area across Samantha Way and 9 stalls on site".

**Date of Hearing:** January 10,2013  
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**Zone Case 12 of 2013**

527 Edlam Way (0 Fannell St)

**Zoning District:** R1D-H  
**Ward:** 10  
**Council District:** 9 ,Councilperson Rev. Ricky Burgess  
**Neighborhood:** Garfield  
**Owner:** Open Door Presbyterian Church  
**Applicant:** Open Door Presbyterian Church

New one story structure for use as greenhouse.

**Special Exception:** 911.03.B. unlisted use should be approved by Special Exception

**Variance:** 926.126 lot must have at least one front on a street and front entrance is located on Edlam Way

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A

**Date of Hearing:** January 10, 2013

**Time of Hearing:** 10:00

**Zone Case 13 of 2013**

920 N Lang Ave

**Zoning District:** R2-L

**Ward:** 13

**Council District:** 9, Councilperson Rev. Ricky Burgess

**Neighborhood:** Homewood North

**Owner:** Terrance Parker

**Applicant:** Terrance Parker

Use of one story structure as retail sales and services (limited).

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

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

ZBA 8 of 1970, Special Exception Denied to change occupancy of existing 1 story shoe repair business to retail store for sale of packaged coal, kindling wood, newspapers, books, magazine, and shoe-shine stand.

**Notes:**

Certificate of Occupancy 28275, dated 12/19/1974, permitted occupancy "Snack bar".

**Date of Hearing:** January 10, 2013  
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**Zone Case 14 of 2013**

308 Sampsonia Way

**Zoning District:** R1A-VH  
**Ward:** 25  
**Council District:** 6, Councilperson R. Daniel Lavelle  
**Neighborhood:** Central Northside  
**Owner:** Literary Ventures LLC  
**Applicant:** Adena Builders

15.5' x12.4' two story addition at rear of two story two family dwelling.

**Variance:** 903.03.E.2      minimum 15ft rear setback required and 1ft requested

minimum 5ft interior side yard setback required and 0ft requested

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
Certificate of Occupancy 57659, dated 7/17/1990, permitted occupancy "Two family dwelling".