

Date of Hearing: August 8, 2013
Time of Hearing: 9:20
Zone Case 181 of 2013

3112 Smallman St

Zoning District: UI
Ward: 6
Council District: 7, Councilperson Patrick Dowd
Neighborhood: Strip District
Applicant: Penske Truck Leasing
Owner: 3112 Smallman LLC

Use of lot as vehicle/equipment sales (limited).

Variance : 918.03.B.1(b) walls and fences shall be compatible with architectural style and building materials;
chain link fencing with privacy slat inserts is not permitted in UI zoning district

Variance: 918.02.B a minimum of 25 sq. ft. of landscaping shall be provided per parking space & shall include one tree for every 5 spaces; no on-site landscaping provided

Variance: 914.02.A no customer parking spaces provided

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A

Date of Hearing: August 8, 2013
Time of Hearing: 9:30
Zone Case 182 of 2013

717 Liberty Ave

Zoning District: GT-C
Ward: 2
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Central Business District
Owner: PMC 717 Liberty Avenue Associates LP
Applicant: STRADA

Use of existing building as multi-unit residential on upper floors with 216 dwelling units total.

Variance: 910.01.H.2 no more than one dwelling unit or suite shall be permitted per 110 sq. ft. of lot area; 147 units permitted and 216 units requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 200500372, dated 11/9/2005, permitted occupancy "Expansion of city Charter High School (existing on 7, 9th, 10th and 11th floor) tenant on to 8th floor (12,000 sq. ft.)

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Zone Case 183 of 2013

435 6th Ave

Zoning District: GT-B
Ward: 2
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Central Business District
Owner: PMC/600 William Penn Place Associates
Applicant: STRADA

Use of 150 sq. ft. projecting sign (hotel Monaco) on corner of 6th Avenue and William Penn Place.

Variance: 919.03.M.8 projecting signs are permitted up to 9 sq. ft. per side and 150 sq. ft. requested for two sides and 75 sq. ft. (for the third side)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: August 8, 2013
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Zone Case 203 of 2013

5135 Fifth Ave

Zoning District: RM-M
Ward: 7
Council District: 8 ,Councilperson William Peduto
Neighborhood: Shadyside
Owner: Hamburg David R
Applicant: ED POPE Architecture LLC

New three story structure for use as an office (general) with 28 space integral garage and 10 bicycle parking spaces.

Special Exception: 921.03.C.2 reconstruction of a nonconforming structure shall be authorize as a Special Exception

Variance: 921.02.A.1(a) limit of enlargement of a nonconforming use 15%; 240 % requested

Variance: 903.03.C.2 minimum 25ft front setback required and 0ft proposed
minimum 25ft rear setback required and 0ft proposed
minimum 10ft interior side setback required and 0ft proposed

Variance: 916.04.C parking shall not be located within 15ft of residential property; 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 37 of 2008, appellant's request for approval of a 3-story structure with 16 dwelling units and 16 parking spaces was granted.

Notes:

Certificate of Occupancy 37920, 1/15/1981, permitted occupancy "Day nursery and architectural offices with six stall rear parking area (new rear extension)".

Date of Hearing: August 8, 2013
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Zone Case 86 of 2013

7 Mitchell St

Zoning District: R1D-H
Ward: 27
Council District: 1, Councilperson Darlene Harris
Neighborhood: Marshall-Shadeland
Applicant: Shelton Alonzo
Owner: Shelton Alonzo

Use of first floor as retail sales and services (limited) for therapeutic massages and continued use of second floor as single family dwelling unit.

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:

N/A

Notes:

Building permit 12-B-03067, occupancy is for one dwelling unit on 2nd floor of existing two story structure with 1st floor storefront vacant.
