



Division of Development Administration and Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

March 13, 2014

Date of Hearing: March 13, 2014
Time of Hearing: 9:10
Zone Case 63 of 2014

162 Stanton Court E

Zoning District: R1D-L

Ward: 10

Council District: 7, Councilperson Deborah Gross

Neighborhood: Stanton Heights

Applicant: Crow Daniel M & Karen Fishkin

Owner: Crow Daniel M & Karen Fishkin

7ft x 10ft front addition (porch enclosure) for two story single family dwelling.

Variance : 903.03.B.2

minimum 30ft front setback required;
18ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: March 13, 2014
Time of Hearing: 9:20
Zone Case 64 of 2014

167 45th St

Zoning District: R1A-VH
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Owner: Monahan Daniel W Jr & Timothy I
Applicant: Desmone Associates

New three story attached single family structure with 14.9ft x 44ft two story detached garage at rear.

Variance: 903.03.E.2 minimum 3ft interior side setback required
 925.06.C and 0ft requested

Variance: 903.03.E.2 for a garage
 minimum 5ft interior side setback required
 and 0ft requested
 minimum 2ft rear setback required and
 0ft requested

Variance: 912.04.E accessory structure shall not exceed
 15ft/one story and 25ft/2 stories
 requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: March 13, 2014
Time of Hearing: 9:30
Zone Case of 2014

Zoning District:
Ward:
Council District: ,Councilperson
Neighborhood:
Owner:
Applicant:

Variance:

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Date of Hearing: March 13, 2014

Time of Hearing: 9:40

Zone Case 65 of 2014

2309 Berg St

Zoning District: R1D-H

Ward: 16

Council District: 3, Councilperson Bruce Kraus

Neighborhood: South Side Slopes

Applicant: Snyder Scott & Kelly

Owner: Snyder Scott & Kelly

Lot reconfiguration; continued use of existing 2 ½ story single family dwelling and 12ft x 14ft and 7ft x 12ft existing rear decks.

Variance: 903.03.D.2 minimum 1,800 sq. ft. lot size required;
1,485sq. ft. for lot 1 requested

for existing decks:
minimum 5ft interior side setback
required and 1.5ft and 2ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: March 13, 2014
Time of Hearing: 9:50
Zone Case 66 of 2014

910 River Ave

Zoning District: UI
Ward: 23
Council District: 1, Councilperson Darlene Harris
Neighborhood: Troy Hill
Applicant: Buncher Company
Owner: Buncher Company

To relocate a 78sq. ft. wall mounted business ID sign on westerly side of 5 story structure.

Variance: 919.03.M.6(a) shall be mounted not higher than 40ft above grade and 60ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
Commercial sign permit 13-SGN-00169, occupancy is for one 78sq. ft. nonilluminated flat wall business ID sign on westerly side and one 40sq. ft. nonilluminated monument tenant sign at northwesterly corner of 5story structure.

Date of Hearing: March 13, 2014
Time of Hearing: 10:00
Zone Case 67 of 2014

4041 Vinceton St

Zoning District: R1D-L
Ward: 26
Council District: 1, Councilperson Darlene Harris
Neighborhood: Perry North
Applicant: Mary Smith
Owner: Seeman Dan

Use of two story residential structure as child care (limited); up to 6 children.

Special Exception: 911.04.A.12 child care (limited) in R1D zoning district is a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: March 13, 2014
(continued from February 13, 2014)

Time of Hearing: 10:10

Zone Case 39 of 2014

210 Ophelia St

Zoning District: R1A-VH

Ward: 4

Council District: 6, Councilperson R. Daniel Lavelle

Neighborhood: South Oakland

Applicant: Evan Manager Three INC

Owner: Evan Manager Three INC

New two story two family residential structure with two car parking pad at front; one to six foot high retaining wall on easterly side.

Variance: 911.04.A use of two family dwelling is not permitted
In R1A zoning district

Variance: 903.03.e.2 for parking area:
minimum 5ft interior side (easterly side)
required and 3ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

N/A

Date of Hearing: March 13, 2014
(continued from February 20,2014)

Time of Hearing: 10:20

Zone Case 275 of 2013

Josephine St (parcel 12-P-71)

Zoning District: H

Ward: 17

Council District: 3,Councilperson Bruce Kraus

Neighborhood: South Side Slopes

Applicant: Oxbridge Development Corporation

Owner: Oxbridge Development Corporation

Use of lot for multi-family dwelling units; seven new three story buildings with integral garages (additional 21 units).

Variance : 911.02 multi-family residential not a permitted use in H zoning district

Variance: 905.02.C maximum area of disturbance 50% permitted and 100% requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A
