



Date of Hearing: April 24, 2014
Time of Hearing: 9:00
Zone Case 97 of 2014

232 Jucunda St

Zoning District: R1D-H
Ward: 30
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Knoxville
Applicant: Hogan Kristen K
Owner: Hogan Kristen K

Use of existing 3 story structure as multi-suite residential (limited);
six sleeping rooms.

Variance: 911.04.A.41 use of multi-suite residential is not
permitted in R1D zoning district

Variance: 911.04A.41.d 3 off-street parking spaces required
and 0 spaces requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: April 24, 2014
Time of Hearing: 9:10
Zone Case 91 of 2014

939 Greenfield Ave

Zoning District: R1A-H
Ward: 15
Council District: 5 , Councilperson Corey O'Connor
Neighborhood: Greenfield
Applicant: Petby LLC
Owner: Petby LLC

Use of existing two story structure as two family dwelling; one car parking pad (northerly side).

Variance : 911.04 use of two family dwelling is not permitted in R1A zoning district

Variance: 903.03.D.2 parking pad:
minimum 5ft interior side setback required and 3.5ft on both sides requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: April 24, 2014
Time of Hearing: 9:20
Zone Case 92 of 2014

2901 California Ave

Zoning District: R1A-H
Ward: 27
Council District: 1, Councilperson Darlene Harris
Neighborhood: Marshal-Shadeland
Owner: Mciver Amvel
Applicant: Mciver Amvel

Use of existing 3 story structure as child care (limited); up to 6 children.

Special Exception: 911.04A.12 use of child care(limited) is a Special Exception in R1A zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: April 24, 2014
Time of Hearing: 9:30
Zone Case 93 of 2014

4003 Penn Ave

Zoning District: R1A-H
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Owner: York Lambeth LP
Applicant: York Lambeth LP

Use of 2,596 sq. ft. as medical office/clinic and 6,719 sq. ft. as offices (limited); 5 additional parking spaces (2 ADA included).

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

Variance: 912.04.C minimum 15ft exterior side setback
 903.03.D.2 required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
ZBA 28 of 2009, applicant's request for use of existing 8-story structure as housing for the elderly with 102 dwelling units with 7,434 sq. ft. of offices on 1st floor for services for the elderly and 895 sq. ft. for medical clinic was approved with conditions.

Notes:
Certificate of Occupancy 200900234, dated 1/6/11, permitted occupancy" Use of existing 8-story structure as housing for the elderly with 102 dwelling units with 7,434 sq. ft. of offices on 1st floor for services for the elderly and 895 sq. ft. for medical clinic ".

Date of Hearing: April 24, 2014
Time of Hearing: 9:40
Zone Case 94 of 2014

4026 Howley St

Zoning District: R1A-VH
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Bloomfield
Applicant: Miller Cher
Owner: Miller Cher

14.24ft x 9ft one car compact car parking pad at rear of single family dwelling (under a detached deck).

Variance: 914.06.H.2 minimum stall length 16.5ft permitted and 14.24ft requested

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

minimum 5ft interior side setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
ZBA 222 of 2012, applicant's request for the existing 6ft privacy fence for single family dwelling was granted.

Notes:

Certificate of Occupancy 13-OCC-00037, dated 2/14/13, permitted occupancy "6ft high privacy fence on westerly side of single family dwelling".

Certificate of Occupancy 12-B-02228, dated 2/21/13, permitted occupancy "12ft x 15ft deck in rear yard of two story single family dwelling".

Date of Hearing: April 24, 2014
Time of Hearing: 9:50
Zone Case 95 of 2014

8007 Frankstown Ave

Zoning District: LNC

Ward: 13

Council District: 9, Councilperson Rev. Ricky Burgess

Neighborhood: Homewood North

Applicant: Desiree Goodson

Owner: 8007 Frankstown Avenue Land Trust

Use of premises as car wash.

Variance: 911.04.A.10 use of car wash is not permitted in LNC zoning District

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 114 of 2012, applicant's request for use of premises as car wash was approved with the condition.

Notes:

Certificate of Occupancy dated 1996, permitted occupancy "1,000 sq. ft. of one story structure for convenience store".

Date of Hearing: April 24, 2014
Time of Hearing: 10:10
Zone Case 100 of 2014

6514 Wilkins Ave

Zoning District: RM-M
Ward: 14
Council District: 8, Councilperson
Neighborhood: Squirrel Hill
Applicant: Five Points Artisan Bakery
Owner: 2007 David J Dobkin Revocable Trust(The)

Use of 1,200 sq. ft. of the first floor of two story structure as retail sales and services(limited); bakery.

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 and Decisions:
ZBA 64 of 2012, applicant's request to use of 2,259 sq. ft. of the first floor of two story structure as an office (limited) for the advertising agency was approved.

Notes:

N/A

