



**Date of Hearing:** May 1, 2014  
**Time of Hearing:** 9:00  
**Zone Case 99 of 2014**

1849 Morningside Ave

**Zoning District:** H  
**Ward:** 10  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Stanton Heights  
**Applicant:** Grant Mary Ann  
**Owner:** Grant Mary Ann

Use of existing 2 ½ story structure as two family dwelling; three compact car parking pads as accessory to two family dwelling located at Adelphia St (as one lot).

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

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy, dated 1995, location 1849 – 51 Morningside Ave, permitted occupancy "Continued use of existing structure as two family dwelling (party wall). One unit each address".

**Date of Hearing:** May 1, 2014  
**Time of Hearing:** 9:10  
**Zone Case 101 of 2014**

3700 Butler St

**Zoning District:** LNC  
**Ward:** 6  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Lower Lawrenceville  
**Applicant:** Botero Development  
**Owner:** Damico Joseph A & Dora

Renovation of the three story existing building with a 4<sup>th</sup> floor addition for use as multi-unit residential (32 units) and 23 off-site parking spaces located at 225 37<sup>th</sup> St; first floor to remain vacant.

**Variance:** 904.02.C            maximum FAR 2:1 permitted and 3.67:1 requested

**Variance:** 916.02.B.1        maximum height 40ft/3 stories required and 60ft/4 stories requested

**Variance:** 916.02.A.7        minimum 15ft rear setback required and 0ft requested

minimum 15ft exterior side setback required and 10ft requested

**Variance:** 914.10.A            one loading space required ;0 requested

**Variance:** 912.01.D            accessory uses(dumpster) shall be located on the same zoning lot as the primary structure

**Special Exception:** 914.07.G.2.(a) off-site parking is a Special Exception

**Variance:** 914.07.G.2(a)(2) off-site parking areas require the same or less restrictive zoning classification as the primary use

**Past Cases & Decisions:**  
ZC # 348 of 1969, Special Exception granted to occupy existing 3 story structure for light machine shop, incidental offices and storage.

**Notes:**  
Certificate of Occupancy 18124, dated 2/12/1965, permitted occupancy "Garage, auto parts warehouse, repair of automobiles".

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Appearances  
For Appellant:

Objectors:

Observers:

<p><b>Date of Hearing:</b> May 1, 2014  <b>Time of Hearing:</b> 9:20  <b>Zone Case 103 of 2014</b></p> <p>141 Cotton Way</p> <p><b>Zoning District:</b> R1A-VH  <b>Ward:</b> 9  <b>Council District:</b> 7, Councilperson Deborah Gross  <b>Neighborhood:</b> Central Lawrenceville  <b>Owner:</b> Bona Fide Homes LLC  <b>Applicant:</b> Bona Fide Homes LLC</p> <p>One and two story front addition to existing two story single family dwelling.</p> <p><b>Variance:</b> 903.03.E.2      minimum 5ft interior side setback required and 0ft on the southerly side and 3ft on the northerly side requested</p> <p><u>Appearances</u>  For Appellant:</p> <p>Objectors:</p> <p>Observers:</p>	<p><b>Past Cases &amp; Decisions:</b></p> <p>N/A</p> <p><b>Notes:</b></p> <p>N/A</p>
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**Date of Hearing:** May 1, 2014  
**Time of Hearing:** 9:30  
**Zone Case 105 of 2014**

4030-4034 Butler St

**Zoning District:** LNC  
**Ward:** 9  
**Council District:** 7 ,Councilperson Deborah Gross  
**Neighborhood:** Central Lawrenceville  
**Owner:** JMT Development INC  
**Applicant:** JMT Development INC

Lot reconfiguration; four new three story single family attached dwellings with integral garages.

**Variance:** 926.10.129      lot is required at least one frontage upon a street; new structures will face St. Johns Way

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Occupancy 200601918, permitted occupancy "Use of existing one story structure as retail sales/services (limited)".

**Date of Hearing:** May 1, 2014  
**Time of Hearing:** 9:40  
**Zone Case 107 of 2014**

1 PPG Place

**Zoning District:** GT-A  
**Ward:** 1  
**Council District:** 6, Councilperson r. Daniel Lavelle  
**Neighborhood:** Central Business District  
**Applicant:** Kolano Design  
**Owner:** HRLP Fourth Avenue LLC

26 sq. ft. electronic non-advertising ground sign.

**Variance:** 919.03.0.3      electronic non-advertising signs are not permitted in GT-A zoning district

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A

**Date of Hearing:** May 1, 2014  
(remanded by the Court of Common Pleas)  
**Time of Hearing:** 10:00  
**Zone Case 106 of 2014**

6101 Broad St

**Zoning District:** UNC  
**Ward:** 11  
**Council District:** 9, Councilperson Rev. Ricky Burgess  
**Neighborhood:** East Liberty  
**Applicant:** Robert Polk  
**Owner:** East Liberty Development Incorporated

Use of 3,000 sq. ft. of building as club (general).

**Special Exception:** 911.04.A.88 use of club (general) is a Special Exception in UNC zoning district

**Variance:** 914.02 minimum 4 parking spaces required

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**  
ZBA 36 of 2009, the applicant's request to use of 2,500 sq. ft. on first floor as laundry services in existing 1-story structure was approved.

ZBA 191 of 2013, the applicant's request to use of 3,000 sq. ft. of building as club (general) was denied.

**Notes:**

Certificate of Occupancy dated 1998, permitted occupancy "Continued use of existing as restaurant and tavern".

Certificate of Occupancy 200900563, dated 2/1/2011, permitted occupancy "Use of 2,500 sq. ft. on 1<sup>st</sup> floor as laundry services in existing 1-story structure".

Commercial building permit 13-B-01922, use of 2,500 sq. ft. as retail sales and service (limited) in one story structure.



