Date of Hearing: May 15, 2014
Time of Hearing: 9:00
Zone Case 96 of 2014

3491 Denny St

Zoning District: R1A-H
Ward: 6
Council District: 7 ,Councilperson Deborah Gross
Neighborhood: Lower Lawrenceville
Applicant: E Properties & Development
Owner: Zetlin Jones Ariel

New 9ft x 11ft rear deck for single family dwelling.

Variance: 903.03.D.2 minimum 5ft interior side setback required and 0ft requested(for a deck)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
Certificate of Occupancy 13-M-00006, dated 9/17/13, permitted occupancy "2ft x 2ft a/c unit in northerly of two story single family dwelling".

Date of Hearing: May 15, 2014
Time of Hearing: 9:10
Zone Case 102 of 2014

234 38th St

Zoning District: R1A-H
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lower Lawrenceville
Applicant: E Properties & Development LLC
Owner: E Properties & Development LLC

New three story single family dwelling and new two story two car garage accessory structure at rear.

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

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

Variance: 912.04.B for a garage; minimum 2ft rear setback required and 0ft requested

Variance: 912.04.E for a garage; 15ft/one story height permitted and 20ft/2 stories requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
ZBA 74 of 2013, applicant's request for two new 3 story single family dwellings with a one car parking pad at rear has been withdrawn.

Notes:

N/A

Date of Hearing: May 15, 2014
Time of Hearing: 9:30
Zone Case 115 of 2014

6618 Greenwood St

Zoning District: R1D-L
Ward: 10
Council District: 7,Councilperson Deborah Gross
Neighborhood: Stanton Heights
Owner: McMeekin Barry G & Suzan M
Applicant: McMieekin Barry G & Susan M

20ft x 9ft front porch for single family dwelling.

Variance: 903.03.B.2 minimum 30ft front setback required and 15ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
ZBA # 83 of 1965, applicant's request to erect a 2-story, 1-family dwelling with integral garage, the front wall to be 24.5' from the property line, lot are being 4300 sq., was granted.

Notes:
N/A

Date of Hearing: May 15, 2014
Time of Hearing: 9:40
Zone Case 116 of 2014

180 38th St

Zoning District: R1A-VH
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lower Lawrenceville
Applicant: Sybergy Capital LP
Owner: Synergy Capital LP

New two story single family detached dwelling with a two car integral garage.

Variance: 903.03.E.2 minimum 15ft rear yard setback required and 0ft requested

minimum 5ft exterior side setback required and 0ft requested

minimum 5ft interior side setback required and 1ft 4inch requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A
Notes:

Certificate of Occupancy 50156, dated 10/17/1986, permitted occupancy "Continued use of existing two story structure as a two family dwelling".

Date of Hearing: May 15, 2014
Time of Hearing: 9:50
Zone Case 117 of 2014

6604 Hamilton Ave

Zoning District: UI
Ward: 12
Council District: 9,Councilperson Rev. Ricky Burgess
Neighborhood: Larimer
Protestant's name: Malcolm P.Berger
Owner: Reiling Manufacturing Co INC

Object to Land Operation Permit: 13-L-00009, work description "Removal of fill and demo portions of structure remaining from old demo project".

Protest Appeal: 923.02.B.1 appeal to the Zoning Board of
923.02.D Adjustment

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Land Operation Permit: 13-L-0009, dated 1/29/2014, work description "Removal of fill and demo portions of structure remaining from old demo project".

Date of Hearing: May 15, 2014
(continued from March 6, 2014)
Time of Hearing: 10:00
Zone Case 58 of 2014

6361(6401)Penn Ave

Zoning District: HC
Ward: 12
Council District: 9, Councilperson Rev. Ricky Burgess
Neighborhood: East Liberty
Owner: L P R Associates
Applicant: McDonald's USA, LLC

New one story structure for use as restaurant, fast food (general) with 14 on-site parking spaces; 6 wall mounted business ID signs (120.80 sq. ft.).

Variance: 922.04.E.2.iii the front façade should be parallel to the street

Variance: 919.03.M.4 maximum 80sq. ft. in sign face area permitted; 120.80 sq. ft. requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 52593, dated 1987, permitted occupancy "Restaurant with drive thru window service and 36 stall accessory parking area".

Date of Hearing: May 15, 2014
Time of Hearing: 10:10
Zone Case 118 of 2014

630 Suismon St

Zoning District: LNC
Ward: 23
Council District: 1, Councilperson Darlene Harris
Neighborhood: Northside(East Allegheny)
Applicant: Urban Trends LLC
Owner: Urban Trends LLC

Use of existing two story structure as an office (limited) on the first floor (1,100 sq. ft.) and a one residential dwelling unit on the second floor.

Variance: 914.02.A minimum one on-site parking space required and 0 requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 76 of 2012, applicant's request for use of premises as club (general), was denied.

Notes:

Certificate of Occupancy 82672, dated 1/30/2002, permitted occupancy "1,100 sq. ft. pizza shop first floor".

Certificate of Occupancy OCC09-08811, dated 3/26/11, permitted occupancy "2,000 sq. ft. on 1st and 2nd floors as retail sales and services-limited (Executive Cigars LLC) in existing 2 story structure", was revoked.