



Division of Development Administration and Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

July 24, 2014

Date of Hearing: July 24, 2014
Time of Hearing: 9:00
Zone Case 166 of 2014

1401 Columbus Ave

Zoning District: R1A-VH

Ward: 21

Council District: 6, Councilperson R. Daniele Lavelle

Neighborhood: Manchester

Applicant: Manchester Hosing Development LLC

Owner: Manchester Housing Development LLC

Use of existing three story structure as an office(limited) on the first floor and two dwelling units on upper floors; continued use of existing three stall outdoor parking.

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:

ZBA 252 of 1982, appeal granted to change occupancy of existing 3 story structure from drugstore and 1 dwelling unit to 3 dwelling units.

ZBA 303 of 1984, variance granted to occupy existing 3-story structure with 1-car detached garage and 3 outdoor parking stalls in rear yard as a 4-unit multiple family dwelling.

Notes:

Certificate of Occupancy 54993, dated 4/3/1989, permitted occupancy "Three story multiple family dwelling with four units and a detached one car garage and three stall outdoor parking".

Date of Hearing: July 24, 2014
Time of Hearing: 9:10
Zone Case 167 of 2014

1109 Liverpool Ave

Zoning District: R1A-H
Ward: 21
Council District: 6, Councilperson R. Daniele Lavelle
Neighborhood: Manchester
Applicant: Manchester Housing Development LLC
Owner: Manchester Housing Development LLC

Use of existing three story structure as an office (limited) on the first floor and two dwelling units on upper floors.

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 699 of 1981, appeal granted to change occupancy of existing 3 story, 2 family dwelling unit to 3 family dwelling unit.

ZBA 269 of 1984, Special Exception granted to change occupancy of 1st floor of existing 3-story structure from a store to 1 dwelling unit, existing 2 dwelling units above to remain (for a total of 3 units).

ZBA 175 of 1985, Special Exception granted to change occupancy of first floor of existing 3-story structure from a storeroom (presently vacant) to 2 dwelling units with 2 dwelling units on the upper floors to remain, and two outdoor parking stalls at 1204-06 Warlo St.

Notes:

Certificate of Occupancy 46409, dated 5/3/1985, permitted occupancy "Three story multiple family dwelling with four units".

Date of Hearing: July 24, 2014
Time of Hearing: 9:30
Zone Case 170 of 2014

2138 Zimmerman St

Zoning District: R1D-L
Ward: 32
Council District: 4 ,Councilperson Natalia Rudiak
Neighborhood: Brookline
Owner: Kalanish Brian M
Applicant: Kalanish Brian M

Two story addition to single family dwelling.

Variance: 903.03.B.2 minimum 30ft front setback required and 11.9ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 273 of 2004, variance granted to erect a 20ft x 20ft 2-car detached garage in the front easterly side yard of an existing 2-story 1-family dwelling with an existing deck, shed and 6ft fence enclosing an in-ground pool in rear yard.

Notes:

Certificate of Occupancy dated 1986, permitted occupancy "One family dwelling with a one car integral garage. 16'x30' open deck; 16'x36' in ground pool; 6' fence".

Certificate of Occupancy 90295, dated 8/1/2006, permitted occupancy "Two story single family dwelling with 16'x30' open rear deck, 16'x36' in ground pool, 6' fence, 10'x10' shed and 20'x20' one story detached garage".

Date of Hearing: July 24, 2014
Time of Hearing: 9:40
Zone Case 171 of 2014

1623 Broadway Ave

Zoning District: LNC
Ward: 19
Council District: 4, Councilperson Natalia Rudiak
Neighborhood: Beechview
Applicant: Palmo Cicchino
Owner: Palmo Cicchino

Use of existing one story structure as vehicle/equipment repair (general).

Variance: 911.04.A.74 use of vehicle/equipment repair (general)
Is not permitted in LNC zoning district

Variance: 914.02.A two off-street parking spaces required
and 0 requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 72768, dated 7/5/1997, permitted occupancy "One story structure for automobile repair, garage, not including body and fender repairs".

Date of Hearing: July 24, 2014
Time of Hearing: 9:50
Zone Case 173 of 2014

906 Mifflinridge Rd

Zoning District: R1D-L
Ward: 31
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Lincoln Place
Applicant: Paul Gary D
Owner: Paul Gary D

New 26ft x 22ft one story detached garage for single family dwelling.

Variance: 903.03.B.2 minimum 30ft front setback required
and 25ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 10 of 1971, variance denied to erect 1 story extension to front of existing 1 story, 1 family dwelling.

ZBA 62 of 1971, variance granted to erect 1 story extension (porch enclosure) to existing 1 story, 1 family dwelling, open porch to side of porch enclosure.

Notes:

Certificate of Occupancy 11-OCC-00861, dated 8/11/2011, permitted occupancy "25ft x 19ft three car parking pad on westerly side of one story single family dwelling".

Date of Hearing: July 24, 2014
Time of Hearing: 10:00
Zone Case 179 of 2014

2318 Broadway Ave

Zoning District: R1D-M
Ward: 19
Council District: 4, Councilperson Natalia Rudiak
Neighborhood: Beechview
Applicant: Fukui Architects PC
Owner: Cheong Walter Kenneth

Use of existing three story structure as two dwelling units on upper floors and continued use of the first floor as bar and restaurant; new 20ft x 23ft deck with the access ramp and parking area at front accessory to uses.

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

Variance: 903.03.C.2 for the deck with the access ramp:
minimum 30ft front setback required
and 0ft requested
for the parking area:
minimum 30ft front setback required
and ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 20272, dated 5/1/1968, permitted occupancy "Bar and restaurant-first floor; one family dwelling- second floor".

Date of Hearing: July 24, 2014
Time of Hearing: 10:10
Zone Case 165 of 2014

1423 Liverpool St

Zoning District: R1A-H
Ward: 21
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Manchester
Applicant: Hill Property Investments LLC
Owner: Womens Christian Assn

Use of existing three story structure as office(limited) with accessory parking area to be located on the adjacent lot(22-P-79).

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:
N/A

Notes:

Certificate of Occupancy 35219, dated 2/1/1979, permitted occupancy "Continued use of existing building for boarding home for elderly women consisting of 19 single bedrooms and three double bedrooms. (Licensed by the State as a Personal Care Boarding Home and recognizing as such by the city for spacing purposes".

Certificate of Occupancy 53730, dated 8/18/1988, permitted occupancy "Accessory 4 stall parking area (one designated handicapped) in easterly side yard, to existing boarding home for the elderly".

Certificate of Occupancy 87280, dated 8/30/2004, permitted occupancy"2 ½ story structure occupied with assisted living facility, class A, for a maximum of 6 residents (hospice care), and with accessory offices on 1st floor for admin/mgmt. of this facility only".
