



Date of Hearing: July 31, 2014
Time of Hearing: 9:00
Zone Case 176 of 2014

2419 Smallman St

Zoning District: UI
Ward: 2
Council District: 7, Councilperson Deborah Gross
Neighborhood: Strip District
Applicant: Solara Ventures
Owner: Solara Ventures

Renovation of existing multi-story warehouse structure into multi-unit residential with integral parking.

Special Exception: 911.04.A.85 multi-unit residential is a Special Exception in UI zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 32569, dated 8/15/1977, permitted occupancy "Sausage casing manufacture with incidental office and storage".

Certificate of Occupancy 43772, dated 2/2/1984, permitted occupancy "5 story building used for electronic assembly and parking for ten cars in rear (Molytek, Inc)".

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Time of Hearing: 9:10
Zone Case 177 of 2014

3155 Penn Ave

Zoning District: UI
Ward: 2
Council District: 7, Councilperson Deborah Gross
Neighborhood: Strip District
Applicant: Indovina Associates
Owner: Collier Development LP

Renovation of existing multi-story warehouse building and attached garage into multi-unit residential with office on the ground floor and integral parking.

Special Exception: 911.04.A.85 multi-unit residential is a Special Exception in UI zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

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Zone Case 180 of 2014

1004 Decatur St (parcel 22-L-189)

Zoning District: R1A-VH
Ward: 21
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Manchester
Owner: Sheffield Calvin L
Applicant: Sheffield Calvin L

New one story structure to be used as a funeral home (crematoria) and an integral garage accessory to use (including the Sheffield Funeral Home located at 1125 Allegheny Avenue).

Variance: 911.04.A.25 use of funeral home is not permitted in R1A zoning district

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 156 of 1990, variance granted for the erection of a 50'x39', one story 14' high, four car garage at 1004 Decatur St, as an accessory use to a funeral home located at 1125 Allegheny Avenue, subject to the conditions.

Notes:

Certificate of Occupancy 61711, 11/27/1991, permitted occupancy "One story four car garage used as accessory use for Sheffield Funeral Home located at 1125 Allegheny Avenue".

<p>Date of Hearing: July 31, 2014 Time of Hearing: 9:30 Zone Case 181 of 2014</p>	<p>Past Cases and Decisions: N/A</p>
<p>1032 Silverdale St</p>	<p>Notes: N/A</p>
<p>Zoning District: R2-L Ward: 13 Council District: 9, Councilperson Rev. Ricky Burgess Neighborhood: Homewood North Owner: Jones Linford A Applicant: Jones Linford A</p>	
<p>31ft x 30ft two story front addition to single family dwelling.</p>	
<p>Variance: 903.03.B.2</p>	<p>minimum 30ft front setback required and 1ft requested</p> <p>minimum 5ft interior side setback required and 2ft requested</p>
<p><u>Appearances</u> For Appellant:</p>	
<p>Objectors:</p>	
<p>Observers:</p>	

Date of Hearing: July 31, 2014
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Zone Case 189 of 2014

5510 Centre Ave

Zoning District: LNC
Ward: 7
Council District: 8, Councilperson
Neighborhood: Shadyside
Applicant: Nak Won Gardon
Owner: Lim Young Kyu & Kyung Hae

16'8" x 15'4" addition to single story portion of existing structure for use as restaurant (limited).

Variance: 916.09 minimum 15ft interior side setback required and 0ft requested(waive residential compatibility standards)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 427 of 1996, Special Exception granted to change occupancy of existing 1-story structure from a cleaning shop to temporary headquarters for political offices through May 31, 1997".

ZBA 125 of 1997, Special Exception granted to change occupancy of the 1st floor and a portion of 2nd floor of existing 2 ½ story structure from headquarters for political offices to a locksmith shop"

Notes:

Certificate of Occupancy 73667, dated 6/6/1997, permitted occupancy "Use of first floor and portion of second floor as locksmith shop".

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Zone Case 183 of 2014

3411 Reuben St

Zoning District: R1D-M
Ward: 27
Council District: 1, Councilperson Darlene Harris
Neighborhood: Brighton Heights
Applicant: Uhler Thomas
Owner: Uhler Thomas

16ft x 17ft shed accessory to two family dwelling located at 3409 Reuben St.

Variance: 903.03.C.2 minimum 30ft front setback required and 12ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 92791, dated 3/31/2009, location: 3409 Reuben St, permitted occupancy "Continued use of two dwelling unit structure".

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Zone Case 184 of 2014

6815 McPherson Blvd

Zoning District: R1D-L
Ward: 14
Council District: 9 ,Councilperson Rev. Ricky Burgess
Neighborhood: Point Breeze North
Applicant: Phillips Dale E
Owner: Phillips Dale E

30ft x 40ft one story detached garage at rear of single family dwelling.

Variance: 903.03.B.2 minimum 5ft interior side setback required and 3.5ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 31743, dated 2/28/1977, permitted occupancy "Two family dwelling".

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Zone Case 192 of 2014

3333 Forbes Ave

Zoning District: OPR-C
Ward: 4
Council District: 6, Councilperson R. Daniele Lavelle
Neighborhood: South Oakland
Applicant: AUDG Holdings ,LLC
Owner: MWK Forbes LLC

New construction of 389 apartment units, integrated parking, and ground floor commercial and retail.

Special Exception: 908.03.D.3(f) additional height above 85ft shall be allowed in accordance with the Special Exception; 120ft requested

Special Exception: 908.03.D.3(g) additional FAR up to 7.5 shall be allowed in accordance with the Special Exception; 6.35:1 requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

N/A

