

Date of Hearing: September 18, 2014
Time of Hearing: 9:10
Zone Case 208 of 2014

1212 Trevanion Ave

Zoning District: P
Ward: 14
Council District: 5 , Councilperson Corey O'Connor
Neighborhood: Regent Square
Applicant: Henley Carol E
Owner: Henley Carol E

12.5ft x 18ft 8inch second level deck above the existing detached garage at rear of single family dwelling.

Variance : 905.01.C.2 minimum 5ft interior side setback required
 (925.06.G.2) and 1ft requested
 (accessory structure cannot be placed any
 closer to the neighboring property than
 the applicant's existing building line
 location)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: September 18, 2014
Time of Hearing: 9:20
Zone Case 209 of 2014

166-168 S 19th St

Zoning District: R1A-VH
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Owner: Canoe Properties
Applicant: Eckert Seamans Cherin & Mellott LLC
(prospective owner Five Oaks Development)

Use of existing two story structure as four dwelling units and continued use of six stall outside parking area.

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 386 of 1992, Special Exception granted for the occupancy of an existing one-story structure as a business for the retail sales, minor repair, painting, and storage of canoes and kayaks, with accessories, and outdoor equipment at 168 S 19th St.

ZBA 253 of 1995, Special Exception granted for the occupancy of an existing one-story and mezzanine structure as an office for a computer company and one dwelling unit with an outdoor parking area in the side yard at 166-168 S 19th St.

ZBA 120 of 1996, Special Exception granted for the occupancy of the existing structure as professional offices with six outdoor parking stalls in the northerly side yard enclosed with a 2ft high wall, and Special Exception granted to extend the mezzanine of the structure to a full second floor, subject to the conditions.

Notes:

Certificate of Occupancy 64857, dated 4/27/1993, permitted occupancy "1 story structure for retail sales of canoas kayaks accessories and outdoor equipment".

Certificate of Occupancy 33595, dated 7/26/1976, permitted occupancy "2 story warehouse for construction equipment and government surplus material"

Certificate of Occupancy 73006, dated 2/10/1997, permitted occupancy "Two story professional building with six stall outside parking area, enclosed with a 2' high wall".

Date of Hearing: September 18, 2014
Time of Hearing: 9:30
Zone Case 109A of 2014

1200 Western Ave(1212 Western Ave)

Zoning District: UI
Ward: 21
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Manchester
Applicant: U-HAUL Center
Owner: Amerco Real Estate Company

204 sq. ft. wall mounted business ID sign for UHAUL.

Variance: 919.03.M.6 maximum area of 80 sq. ft. permitted
and 204 sq. ft. requested

signs shall be mounted no higher than
40ft above grade and 65ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy
200500445, dated 9/8/
2005, permitted occupancy
"Occupy 11,500 sq. ft. of
existing eastern building
(BLDG # 4) and 11,200 sq. ft.
of existing 3 story building on
1st floor (BLDG # 3) storage
and distribution of assembled
products & incidental offices.

Date of Hearing: September 18,2014
Time of Hearing: 10:00
Zone Case 225 of 2014

365 Camfield St

Zoning District: R1S-L
Ward: 18
Council District: 4 ,Councilperson Natalia Rudiak
Neighborhood: Bon Air
Applicant: Feth Mark R & Lori A
Owner: Feth Mark R & Lori A

24ft x 21ft one story addition at rear of single family dwelling.

Variance: 903.03.B.2 minimum 30ft rear setback required and
20ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: September 18, 2014
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Zone Case 213 of 2014

112 S 15th St

Zoning District: R1A-VH
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Robert & Linda Nelson
Owner: Robert & Linda Nelson

Installation of dormer on top of existing 2 ½ story single family dwelling.

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 193 of 2001, appellant's request to erect a 30'x 18'x 12' 1-story L-shaped extension to rear of existing 2-story 1-family dwelling and a decorative 6' solid fence along Sarah St was granted with condition.

Notes:

Certificate of Occupancy 91308, dated 2/6/2007, permitted occupancy "Two story single family dwelling unit (one story "L" shaped extension (30'x18'x12') to rear to be used as kitchen and dining room)".
