



Date of Hearing: October 2, 2014
Time of Hearing: 9:00
Zone Case 223 of 2014

4907 Penn Ave

Zoning District: LNC
Ward: 10
Council District: 9, Councilperson Rev. Ricky Burgess
Neighborhood: Garfield
Applicant: Mixtape LLC
Owner: Mixtape LLC

Use of existing one story structure as club (general).

Special Exception: 911.04.A.88 use of club(general) is a Special Exception in LNC Zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 46784, dated 6/14/1985, permitted occupancy "One story building including basement to be used for professional offices".

Date of Hearing: October 2, 2014
Time of Hearing: 9:20
Zone Case 226 of 2014

7711 Tioga St

Zoning District: R1A-VH
Ward: 13
Council District: 9, Councilperson Rev. Ricky Burgess
Neighborhood: Homewood South
Owner: New Grace Baptist Church
Applicant: New Grace Baptist Church

Constriction of one-story structure for use as religious assembly (general) with 12 accessory parking spaces.

Variance: 903.03.E.2 5ft front setback required(stairs) and 1.5ft requested
5ft exterior side setback required(parking) and 0ft requested

Special Exception: 911.02 religious assembly(general) is a Special Exception in an R1A zoning district

Variance: 914.02.A 30 parking spaces required and 12 proposed

Variance: 914.06.A 2 handicap accessible spaces(including 1van space)required and 0 proposed

Variance: 916.02.A.1.b 15ft rear setback is required (primary structure) and 6'3" is proposed
15ft rear setback is required and 0ft is proposed(parking); and 2ft is proposed (dumpster)

Variance: 916.02.A.1.c 15ft interior side setback is required (primary structure) and 5ft is requested on the westerly side and 4ft on the easterly side

Variance: 916.04.B dumpsters shall be 30ft from residential property and 20ft requested

Past Cases & Decisions:

ZBA 302 of 1991, applicant requested to continue the occupancy of an existing 2 story structure with seven outdoor parking stalls in the easterly side yard as a church use on the second floor with a meeting room and kitchen on the first floor.

Notes:

Certificate of Occupancy 15268, dated 7/7/1961, permitted occupancy "Lodge hall and assembly".

Variance: 916.04.C

parking must be 15ft from residential property and 9.5ft is proposed on easterly side

Variance: 918.02.C

15 street trees required and 0 provided

Variance: 918.03.B

parking area shall be screened

Variance: 925.06.A.2

4ft open fences permitted in setback and 6ft privacy fences requested

Appearances

For Appellant:

Objectors:

Observers:

Date of Hearing: October 2, 2014
Time of Hearing: 9:30
Zone Case 227 of 2014

1205 E Carson St

Zoning District: LNC
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Owner: Nuha Properties LLC
Applicant: Nuha Properties LLC

Use of upper floors of the existing three story structure as two family dwelling; continued use of first floor as retail sales and services(limited).

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 65911, dated 10/7/1993, permitted occupancy "Use of third floor as real estate office".

Certificate of Occupancy 71941, dated 8/15/1996, permitted occupancy "Use of 760 sq. ft. of second floor as offices".

Certificate of Occupancy 77245, dated 3/17/1999, permitted occupancy " Use of 1st floor for retail sale of pagers and cellular phone equipment with incidental office".

Date of Hearing: October 2, 2014
Time of Hearing: 9:40
Zone Case 228 of 2014

415 Glen Arden Dr

Zoning District: R1D-VL
Ward: 14
Council District: 8 ,Councilperson Daniel Gilman
Neighborhood: Point Breeze
Applicant: Dragonarch Consulting
Owner: Cari Lyle & Nicholas Khoo

Installation of 13'x40' deck and 8' privacy fence at rear of existing dwelling.

Variance: 925.06.A maximum 6ft fence height permitted and 8ft requested

Variance: 912.04.B minimum 5ft rear setback required and 0ft requested(deck)

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: October 2, 2014
Time of Hearing: 9:50
Zone Case 230 of 2014

15 Wooster St

Zoning District: RM-M
Ward: 5
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Middle Hill
Applicant: Porter Clarence
Owner: Porter Clarence

Use of existing one story structure as club (general).

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 605 of 1991, Special Exception granted for a commercial garage with mechanical work, inspections, and minor auto sales, and two signs, one 7.8'x 3.8' and one 6.78'x3.75' at 15 Wooster St, subject to the conditions.

Notes:

Certificate of Occupancy 18906, dated 11/9/1965, permitted occupancy "Commercial garage-repair and inspection".

Certificate of Occupancy 61996, dated 1/22/1992, permitted occupancy "One story structure for use as minor auto sales and mechanical repairs and inspections and two signs- one 7.8'x3.8' and one 6.78'x3.75'".

Date of Hearing: October 2 ,2014
Time of Hearing: 10:00
Zone Case 232 of 2014

225 Beltzhoover Ave

Zoning District: R1D-H
Ward: 18
Council District: 3 ,Councilperson Bruce Kraus
Neighborhood: Allentown
Applicant: Sheffield Calvin L & Pamela E
Owner: Sheffield Calvin L & Pamela E

Rear addition to existing funeral home for use as crematorium.

Special Exception: 921.02.A.1 expansion of a nonconforming use is a Special Exception

Variance: 911.04.A.25 crematoria are not permitted on the premises

Variance: 903.03.D.2 15ft rear setback required and 1ft requested
15ft exterior side setback required and 14ft requested

Variance: 916.02.A.1.c 15ft interior side setback required and 3ft requested

Variance: 914.02.A 4 parking spaces required, including one van accessible handicap space, and 2 standard parking spaces provided

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 88 of 1999, applicant's request to erect a 1-story structure for use as a funeral home with a one car attached garage and four outdoor parking stalls in the rear yard, including one handicapped stall was granted with conditions.

Notes:

Certificate of Occupancy 79385, dated 13/7/1999, permitted occupancy "One story structure for funeral home with one car garage and four outdoor parking stalls including one handicapped stall and a 14'x19' canopy".

Date of Hearing: October 2, 2014
Time of Hearing: 10:10
Zone Case 247 of 2014

2139 Wharton St

Zoning District: UI
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: SOTA Construction Services INC
Owner: Pointe Vista Lofts LLC

New three story multi-unit residential building (23 units).

Special Exception: 911.02 multi-unit residential is a Special Exception in UI zoning district

Variance: 904.07.C minimum 10ft exterior side setback required and 0ft requested

Variance: 916.02.A.1.a minimum 5ft front setback required and 0ft requested
minimum 15ft rear setback required and 0ft requested
minimum 15ft interior side setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 155 of 2011, applicant's request for new 4 story building for multi-unit residential with 18 units, 22 parking spaces and 6 bicycle parking spaces, was approved with condition.

ZBA 147 of 2012, applicant's request for new multi-unit residential structure (25 units) with integral garages was approved.

Notes:

N/A

