



Date of Hearing: February 5, 2015
Time of Hearing: 9:00
Zone Case 34 of 2015

218 W Burgess St

Zoning District: R1D-H
Ward: 26
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Perry South
Applicant: Oakglade Realty Capital Partners LP
Owner: Staci Webb

Use of existing structure as child care (general); up to 12 children.

Variance: 911.04.A.12 use of child care(general) is not permitted in R1D zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: February 5, 2015

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Zone Case 8 of 2015

3515,3509,3513 Wakefield St

Zoning District: H

Ward: 4

Council District: 3, Councilperson Bruce Kraus

Neighborhood: South Oakland

Applicant: Dandrea Americo

Owner: Dandrea Americo

Three new 3 story single family attached dwellings with integral parking.

Special Exception : 911.04.A.69 use of single family attached dwellings in H district is a Special Exception

Variance: 905.02.C minimum lot size 3,200 sq. ft. permitted and 2,500 sq. ft. per each lot requested

maximum area of disturbance 50%

Variance: 911.04.A.69(a)(1) to build dwelling on slopes greater than 30%

Variance: 911.04.A.69(b) existing vegetation shall be cleared no more than 10% or more than 2,400 sq. ft.

Variance: 915.02.A.1d grading closer than 5ft from property line to match the existing grade

Variance: 915.02.B re-vegetation scheme will use less plant material

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

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Zone Case 10 of 2015

141 Cotton Way/45th St

Zoning District: R1A-VH

Ward: 9

Council District: 7, Councilperson Deborah Gross

Neighborhood: Central Lawrenceville

Owner: Tokarski Frank & Dorothy

Applicant: East End Group PGH LLC

Lot reconfiguration; new 3 story single family detached dwelling with integral garage and continue use of existing single family dwelling.

Variance: 903.03.E.2 minimum 1,200 sq. ft. lot size required
and 1,000 sq. ft. requested (each lot)

minimum 15ft rear setback required
and 10ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 103 of 2014, applicant's request for one and two story addition to existing 2 story single family dwelling was approved.

Notes:

N/A

Date of Hearing: February 5, 2015
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Zone Case 283 of 2014

6929 Meade St

Zoning District: R1D-L

Ward: 14

Council District: 9, Councilperson Rev. Ricky Burgess

Neighborhood: Point Breeze North

Owner: Bey Khalil H

Applicant: Bey Khalil H

Use of existing 2 1/2 story structure as four dwelling units.

Special Exception: 921.02.A.4 change from a one non-conforming use to another is a Special Exception

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Residential building permit 13-B-01455, dated 6/18/14, occupancy is for 25ft x 35ft one story three car garage at rear of existing 2 1/2 story two family dwelling.

Date of Hearing: February 5, 2015
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Zone Case 13 of 2015

5654 Butler St

Zoning District: UI
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Upper Lawrenceville
Applicant: Jeremy Smith
Owner: 5515 Penn INC

Use of existing 2 story structure as four family dwelling with rear outdoor parking area.

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

Variance: 914.02.A four on-site parking spaces required (including one ADA space)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 61735, permitted occupancy "Mechanical truck repair shop and storage of vehicles and tools and equipment with a 4,000 sq. ft. outdoor parking area enclosed with a 6' wall and 6' high chain link fence".

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Zone Case 14 of 2015

1875 Noblestown Rd

Zoning District: R1D-L

Ward: 28

Council District: 2 ,Councilperson Theresa Kail-Smith

Neighborhood: Westwood

Applicant: Brittain William S

Owner: Brittain William S

4' x 24' front access ramp for one story structure.

Variance: 925.06.A.15 minimum 26.5ft front setback required
 903.03.B.2 and 0ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 34 of 2014, applicant's request for use of one-story (700 sq. ft.) structure as retail sales and services (limited), barbershop was approved.

Notes:

N/A

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Zone Case 21 of 2015

300-302 S Pacific Ave

Zoning District: R1D-H

Ward: 8

Council District: 7, Councilperson Deborah Gross

Neighborhood: Bloomfield

Applicant: Redondo Nicholas

Owner: Redondo Nicholas

Use of 1,298 sq. ft. of first floor as restaurant (limited); continued use of upper floors as two dwelling units.

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:

Various ZBA cases from 1925 to 1997

Notes:

Certificate of Occupancy dated 8/24/1978, permitted occupancy "Grocery store and two family dwelling".

Certificate of Occupancy 37475, dated 10/16/1980, permitted occupancy "Grocery store and two family dwelling with one car detached garage".

Certificate of Occupancy 53994, dated 10/13/1988, permitted occupancy "Convenience store on first floor including sale of beer and table/chair dining area with two dwelling units on second floor; a one stall garage is located in the rear yard. The dining area shall not contain more than 8 tables and 32 chairs".
