



**Date of Hearing:** March 5, 2015  
**Time of Hearing:** 9:00  
**Zone Case 54 of 2015**

5722 Dellaglen Ave

**Zoning District:** R1D-L  
**Ward:** 31  
**Council District:** 5, Councilperson Corey O'Connor  
**Neighborhood:** Lincoln Place  
**Applicant:** Rongaus Jeffrey R  
**Owner:** Rongaus Jeffrey R

New 24ft x 24ft one story detached garage for single family dwelling (southerly side).

**Variance:** 903.03.B.2                      minimum 30ft exterior side setback required and 0ft requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** March 5, 2015  
**Time of Hearing:** 9:10  
**Zone Case 30 of 2015**

7105 Reynolds St

**Zoning District:** R1D-L  
**Ward:** 14  
**Council District:** 9, Councilperson Rev. Ricky Burgess  
**Neighborhood:** Point Breeze  
**Applicant:** Katherine Chancellor  
**Owner:** Wedner Michael R

Use of first floor of existing 2 ½ story building for animal care (limited); pet grooming.

**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 41413, dated 1/20/1983, permitted occupancy "Continued use of existing 2 ½ story building for barber shop and one dwelling unit first floor and one dwelling unit above".

**Date of Hearing:** March 5, 2015  
**Time of Hearing:** 9:20  
**Zone Case 32 of 2015**

223 N Atlantic Ave

**Zoning District:** R1D-H  
**Ward:** 10  
**Council District:** 9, Councilperson Rev. Ricky Burgess  
**Neighborhood:** Garfield  
**Owner:** Bloomfield Garfield Corporation  
**Applicant:** Bloomfield Garfield Corporation

New one story single family detached dwelling.

**Variance:** 903.03.D.2      minimum lot size 1,800 sq. ft. required  
and 1,051 sq. ft. requested

minimum 15ft rear setback required and  
3ft requested

**Variance :** 914.02 .A      minimum one parking space required and  
0 requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A

**Date of Hearing:** March 5, 2015  
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**Zone Case 37 of 2015**

Idlewood Ave (parcel 67-A-80)

**Zoning District:** UI  
**Ward:** 28  
**Council District:** 2, Councilperson Theresa Kai-Smith  
**Neighborhood:** East Carnegie  
**Owner:** Pasquale Salvatore & Edward  
**Applicant:** SBA Communications Corporation

Construct of 195ft tall monopole telecommunication tower class B.

**Special Exception:** 911.04.A.13 communication tower class B is a  
Special Exception in UI zoning  
district

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**  
N/A

**Notes:**  
N/A

**Date of Hearing:** March 5, 2015  
**Time of Hearing:** 9:40  
**Zone Case 35 of 2015**

118-120 44 St

**Zoning District:** R1A-VH  
**Ward:** 9  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Central Lawrenceville  
**Applicant:** Willow Properties LP  
**Owner:** Willow Properties LP

19ft x 17ft two car parking area at rear of existing four family structure.

**Variance:** 903.03.E.2            minimum 5ft exterior side setback required and 3ft requested

**Variance:** 912.04.B            minimum 5ft rear setback required and 0ft requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy 46472, dated 5/9/1985, permitted occupancy "Continued use of existing 3 story structure as a five family dwelling (two units to be occupied at this time. Three units to remain vacant until violations are corrected as per your letter dated 5/1/85)(one unit each address)".

Certificate of Occupancy 14-B-00684, dated 11/18/2014, permitted occupancy "New 3<sup>rd</sup> floor dormer, 2<sup>nd</sup> and 3<sup>rd</sup> floor decks with staircase to grade at rear of existing 3 story four family structure".



**Date of Hearing:** March 5, 2015

**Time of Hearing:** 10:00

**Zone Case 57 of 2015**

1439 Juniata St

**Zoning District:** R1A-VH

**Ward:** 21

**Council District:** 6, Councilperson R. Daniel Lavelle

**Neighborhood:** Manchester

**Applicant:** Rosensteel Renee

**Owner:** Moore Edna

Continued use of existing 2 ½ story structure as two dwelling units

**Variance:** 911.04

use of two family dwelling is not permitted in R1A zoning district

Appearances

For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

N/A


