



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

May 28, 2015

Date of Hearing: May 28, 2015
Time of Hearing: 9:00
Zone Case 77 of 2015

3301 Canopolis St

Zoning District: R1D-H
Ward: 20
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Sheraden
Applicant: Carter Kelly
Owner: Carter Kelly

Continued use of existing 2 story structure as four dwelling units.

Variance: 911.04 use of two family dwelling is not permitted in R1D zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 2074 of 1927, appeal granted to permit the erection of a one family dwelling, with the front wall thereof at a distance of 20ft from the property line of Canopolis St.

Notes:

N/A

Date of Hearing: May 28, 2015
Time of Hearing: 9:10
Zone Case 97 of 2015

Progress St(parcel 24-P-216,210)

Zoning District: UI

Ward: 23

Council District: 1 , Councilperson Darlene Harris

Neighborhood: Troy Hill

Applicant: Rochelle Gamiere, MCM Co, INC

Owner: SB Development LP

Renovate the existing 6 story structure for use as multi-family residential with 151 units; 106 off-site parking spaces.

Special Exception : 904.07.C.5 Special Exception for FAR greater than 3:1 ; 4.3:1 requested

Special Exception: 907.07.C.4 Special Exception for height greater than 60ft/4 stories; 96ft/6 stories building

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

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: May 28, 2015

Time of Hearing: 9:20

Zone Case 96 of 2015

4031 Vinceton St

Zoning District: R1D-L

Ward: 26

Council District: 1, Councilperson Darlene Harris

Neighborhood: Perry North

Owner: Oakglade Realty Capital LP

Applicant: Oakglade Realty Capital LP

Continued use of existing 2 ½ story structure as two family dwelling.

Variance: 911.02.A use of two family dwelling in R1D zoning district is not permitted

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 231 of 1931, the board of adjustment accepted withdrawal of the appeal for a permit for the erection of a one story addition over the rear of one family dwelling and change said building to a two family dwelling.

Notes:

Certificate of Occupancy 53969, dated 10/7/1988, permitted occupancy" Two story one family dwelling with existing 7'x10' shed in rear with 3 ½' high chain link fence".

Date of Hearing: May 28, 2015
Time of Hearing: 9:40
Zone Case 143 of 2015

428 Forbes Ave

Zoning District: GT-B
Ward: 1
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Central Business District
Applicant: PRAFFMANN+ASSOCIATES
Owner: Trinity Development Company

375 sq. ft. high wall sign and 72 sq. ft. projecting sign for Lawyer's building.

Review: 910.01.G.1 request to gross lot area in FAR calculation

Variance: 919.03.M.8 maximum of 9 sq. ft. per side of projecting sign permitted and 72 sq. ft. requested

Variance: 919.03.M.7 high wall signs may not be roof mounted nor project above roof line or parapet wall

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 20538, dated 6/11/1968, permitted occupancy" Storerooms and offices".

Date of Hearing: May 28, 2015
Time of Hearing: 9:50
Zone Case 101 of 2015

3102 Iowa St

Zoning District: R2-L
Ward: 5
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Upper Hill
Applicant: Kurtz Barbara & Cole
Owner: Kurtz Barbara & Cole

Use of existing 2 ½ story structure as two family dwelling; 19'x8.6' parking pad at rear.

Variance: 903.03.B.2 minimum lot size per unit 3,000 sq. ft. required and 1,351 sq. ft. requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 80 of 1973, variance granted to erect 1 story extension (porch enclosure) to front existing 2 ½ story, 1 family dwelling.

Notes:

Certificate of Occupancy 11-B-02169, dated 8/22/11, permitted occupancy " New 14.5'x15.5' L-shaped deck at rear of an existing 2 story single family dwelling'.

Date of Hearing: May 28, 2015
Time of Hearing: 10:00
Zone Case 133 of 2015

5151 Baum Blvd

Zoning District: LNC

Ward:

Council District: 7, Councilperson Deborah Gross

Neighborhood: Bloomfield

Applicant: ARBY'S Restaurant Group INC

Owner: Munhall Ventures I LP

New one story drive-thru restaurant, fast food with 14 parking spaces.

Special Exception: 913.03.F drive-thru is a Special Exception in LNC zoning district

Variance: 922.04.E.3.a 50% frontage required on side street, 18% provided

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 56328, dated 11/1/1989, permitted occupancy "Use of second floor as offices with use of ten of existing 27 parking stalls (Snappy Car Rental)."

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(continued from April 16, 2015)

Time of Hearing: 10:10

Zone Case 69 of 2015

415 Stratton Ln

Zoning District: R1A-H

Ward: 7

Council District: 8, Councilperson Daniel Gilman

Neighborhood: Shadyside

Applicant: Anderson Douglas Washington III

Owner: Anderson Douglas Washington III

21ft x 12ft one story rear addition for single family dwelling.

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

minimum 15ft rear setback required
and 5ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: May 28, 2015
Time of Hearing: 10:20
Zone Case 64 of 2015

7665 Lock Way W

Zoning District: P
Ward: 11
Council District: 7, Councilperson Deborah Gross
Neighborhood: Highland Park
Applicant: Choder Stephen & Joann Noble
Owner: Choder Stephen & Joann Noble

Continued use of property and 3 story structure as Bed & Breakfast (limited) and incidental events.

Variance: 911.04 use of Bed & Breakfast is not permitted in P zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 69826, dated 7/25/1995, permitted occupancy "Two story one family dwelling with two car detached garage and one story pool house (6' high solid fence with 2' of lattice work and 4' high picket fence".
