



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

November 12, 2015

Date of Hearing: November 12, 2015

Time of Hearing: 9:00

Zone Case 246 of 2015

1519 Monterey St

Zoning District: R1A-VH

Ward: 25

Council District: 6, Councilperson R. Daniel Lavelle

Neighborhood: Central Northside

Applicant: Bubash Cathleen C & Nicholas R

Owner: Bubash Cathleen C & Nicholas R

Existing 11ft high lattice-work screen for a single family dwelling.

Variance: 925.06.A.3 maximum height 6.5ft permitted and 11ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 98 of 2001, appeal granted to erect a 10'x16' L-shaped deck to rear and northerly side of existing 2 ½ story 1-family dwelling, and install an air conditioning unit in northerly side yard.

Notes:

Certificate of Occupancy 81809, dated 8/10/2001, permitted occupancy "2 ½ story brick single family dwelling unit (rear and north side L-shape 10'x30' and 10'x16' deck and air conditioning unit in south side yard".

Date of Hearing: November 12, 2015

Time of Hearing: 9:10

Zone Case 257 of 2015

1909 Wharton St

Zoning District: R1A-VH

Ward: 17

Council District: 3, Councilperson Bruce Kraus

Neighborhood: South Side Flats

Applicant: Marchese Cameron D

Owner: Marchese Cameron D

Two story rear addition to single family dwelling.

Variance : 903.03.E.2

minimum 5ft interior side setback
required and 0ft requested

minimum 15ft rear setback required
and 5ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy
45978, dated 2/13/1985,
permitted occupancy "Two
story two family dwelling".

Date of Hearing: November 12, 2015
Time of Hearing: 9:20
Zone Case 259 of 2015

1113 Creedmoor Ave

Zoning District: R1D-M
Ward: 19
Council District: 4, Councilperson Natalia Rudiak
Neighborhood: Brookline
Owner: Rohn & Associates Design
Applicant: Rohn & Associates Design

Continued use of existing 3 story structure as an art studio with an accessory office and three dwelling units, with an existing 6-stall outdoor parking area.

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 & Decisions:

ZBA 251 of 2003 Special Exception granted to change the occupancy of an existing 3 story structure from a residential facility for 35 women to an art studio with an accessory office and 3 dwelling units, with an existing 6-stall outdoor parking area.

ZBA 211 of 2014, applicant's request to place platform and equipment at rear of existing structure, surrounded 7' chain link fencing with portions topped by 1' of razor wire was approved with conditions.

Notes:

Certificate of Occupancy dated 1986, permitted occupancy "Three story residential facility for 35 women with five outdoor parking stalls".

Date of Hearing: November 12, 2015
Time of Hearing: 9:30
Zone Case 286 of 2015

1743-1747 Chislett St

Zoning District: LNC
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Morningside
Owner: Penfield Court LLC
Applicant: LGA Partners LP

Use of portion of the first floor for three additional single family dwellings and continued use of second floor for four residential dwellings (total seven residential units).

Variance: 914.02.A three additional parking spaces required and 0 requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 24537, dated 6/30/1971, permitted occupancy "Beer distributor -dry cleaning pick-up station-bakery-barber shop and 4 one-family apartments".

Date of Hearing: November 12, 2015
Time of Hearing: 9:40
Zone Case 262 of 2015

4820 Harrison St

Zoning District: UI

Ward: 9

Council District: 7, Councilperson Deborah Gross

Neighborhood: Central Lawrenceville

Applicant: Archipello Development LLC(pro prospective owner)

Owner: Vraness Properties #1LP

New 3 story structure for use as a single family detached dwelling and an office(limited) with integral parking, rooftop deck and two compact car parking spaces at rear.

Variance: 911.04.A.69 use of single family dwelling is not permitted in UI zoning district

Variance: 926-10.129 at least one frontage upon a street required

Variance: 904.07.C.3 minimum 10ft interior side setback required and 1ft & 2ft(for dwelling and rooftop deck) and 3.5ft(parking pad) requested

Variance: 912.04.B minimum 2ft rear setback required and 0ft (parking pad) requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: November 12, 2015
Time of Hearing: 9:50
Zone Case 277 of 2015

1022 5th Ave

Zoning District: UNC
Ward: 1
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Bluff
Applicant: Social Club
Owner: Frank IRA Michael

Use of second floor as club (general).

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 12-OCC-0060, dated 4/8/13, permitted occupancy "Use of second floor 2352 sq. ft. as club (limited) (no sale of consumption of intoxicating beverages on the premises)".

Date of Hearing: November 12, 2015

Time of Hearing: 10:00

Zone Case 264 of 2015

327 Fisk St

Zoning District: R1A-H

Ward: 9

Council District: 7, Councilperson Deborah Gross

Neighborhood: Central Lawrenceville

Applicant: Klecha Richard J Jr & Pamela A Muto

Owner: Klecha Richard J Jr & Pamela A Muto

Rear porch enclosure for a single family dwelling.

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

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy
83906, dated 10/22/2002,
permitted occupancy
"18ftx20ft car port accessory
to a single family dwelling
with one off-street parking
space and a 12ft pool".

Date of Hearing: November 12, 2015
Time of Hearing: 10:10
Zone Case 304 of 2015

1004-1006 Cedar Ave

Zoning District: R1A-VH

Ward: 23

Council District: 1, Councilperson Darlene Harris

Neighborhood: East Allegheny

Applicant: Pinnacle Redevelopment Group LLC

Owner: Pinnacle Redevelopment Group LLC

12' x 20' second level rooftop decks and 6' high privacy fence for single family attached dwellings.

Variance: 903.03.E.2

minimum 5ft interior side setback required and 0ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

