

Date of Hearing: March 17, 2016
Time of Hearing: 9:10
Zone Case 121 of 2016

5025 Second Ave

Zoning District: LNC
Ward: 15
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Hazelwood
Applicant: Moss Architects
Owner: AHI 5013 Second Avenue INC

Accessory off-site parking spaces for retail space located at 5011 Second Ave.

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: March 17, 2016
Time of Hearing: 9:20
Zone Case 136 of 2016

623 Devonshire Rd

Zoning District: R1D-VL
Ward: 7
Council District: 8, Councilperson Daniel Gilman
Neighborhood: Shadyside
Owner: Duffy Jarrod J & Megan P
Applicant: Luca Construction and Design INC

New two and one story single family detached dwelling with integral parking, rear deck.

Variance: 903.03.A.2 minimum 30ft rear setback required and 25ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: March 17, 2016
Time of Hearing: 9:30
Zone Case 137 of 2016

410 William St

Zoning District: P
Ward: 19
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Mount Washington
Owner: Martinez Paul
Applicant: Martinez Paul

Third story addition to existing two story single family dwelling and three story rear addition, rear deck.

Variance: 905.01.C minimum 5ft interior side setback required and 0ft requested(addition, deck)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: March 17, 2016
Time of Hearing: 9:40
Zone Case 48 of 2016

108 Sampsonia St

Zoning District: R1A-VH
Ward: 25
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Northside
Applicant: Meyer Todd
Owner: Meyer Todd

New one story detached garage accessory to single family structure located at 104 Sampsonia St and 6ft high privacy fence along the interior sides and at front.

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

minimum 5ft front setback required and 0ft requested(fence)

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: March 17, 2016
Time of Hearing: 9:50
Zone Case 133 of 2016

Arlington Ave (parcels 3-K-35,36,37,40,41,44,46,48,49,50,52,54)

Zoning District: H
Ward: 18
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Allentown
Applicant: The Gateway Engineers INC
Owner: Pritchard Hill Capital LLC

Lot reconfiguration and 12 new 3 story single family attached dwellings with front decks and integral parking.

Special Exception : 911.04.A.69 use of single family attached dwelling is a Special Exception in Hillside zoning district

Variance: 905.02.C.3 minimum 3,200 sq. ft. lot size required

 maximum 50% area of disturbance required and 75% proposed

Variance : 915.02.A.1.d grading shall be 5ft from the property lines and 0ft proposed

Variance: 906.08.C.5 development shall be set back 50ft from the edge of steep slope overlay when it occurs at the Ridgeline or Base

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: March 17, 2016
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Zone Case 50 of 2016

5514 Stanton Ave

Zoning District: R3-L
Ward: 11
Council District: 7, Councilperson Deborah Gross
Neighborhood: East Liberty
Applicant: T Cutflower LLC
Owner: T Cutflower LLC

Continued use of property as four dwelling structure.

Review: 911.04.A.85 use of multi-family is not permitted in
R3 zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: March 17, 2016
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Zone Case 132 of 2016

5022 Dearborn St

Zoning District: R1D-H
Ward: 10
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Garfield
Applicant: Moss Architects
Owner: Anjorin Ebenezer L

20'x22' one story detached garage, first and third story additions, existing front porch replacement, 6ft high privacy fence along the property lines for single family dwelling.

Variance: 903.03.D.2 minimum 15ft front setback required and 2ft requested(porch)

minimum 5ft interior side setback required and 0ft(porch, garage) requested

Variance: 925.06.C minimum 3ft interior side setback required and 0ft and 2ft(additions) requested

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

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Zone Case 98 of 2016

136 6th St

Zoning District: GT-C
Ward: 2
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Business District
Applicant: TAI+LEE Architects
Owner: JMD Properties INC

Sidewalk café for the existing restaurant.

Variance: 911.04.A.68(d) a removable barrier surrounding the perimeter required, permanent barrier in place 24/7 requested

Variance: 911.04.A.68(e) no obstruction shall be placed within 5ft of any fire exit required, rope and stanchion within 16" of main exist (fire exit) requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy OCC-08-03772, dated 3/8/2011, permitted occupancy "Use of 3600 sq. ft. of first floor for restaurant w/liquor license(general) Melange restaurant".

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Zone Case 134 of 2016

1106 Reedsdale St

Zoning District: DR-A
Ward: 21
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Chateau
Owner: Reedsdale Associates LLC
Applicant: JMAC Architects

Renovation of an existing 5 story warehouse structure and construction of an addition into hotel with off-site parking located at 1000/1030 Reedsdale St.

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A
