



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

March 31, 2016

Date of Hearing: March 31, 2016
Time of Hearing: 8:50
Zone Case 70 of 2016

1807 Jane St

Zoning District: R1A-VH
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: JRR Homes
Owner: 24 Real Estate LLC

Third story addition to 2 ½ story building and use of the first floor as retail sales and service(limited), use of upper floors as a single family dwelling(alternatively use of structure as two family dwelling).

Special Exception: 921.02.A.4 change from a one nonconforming use to another is a Special Exception

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 304 of 1988, Special Exception and Variance granted for erection of a seven ft by 15ft, 12ft in height, one story extension to northerly side of existing structure subject to the conditions.

Notes:

Certificate of Occupancy 35416, dated 4/11/1979, permitted occupancy "Club & restaurant (bar)".

Date of Hearing: March 31, 2016

Time of Hearing: 9:00

Zone Case 94 of 2016

1814 Wharton St

Zoning District: R1A-VH

Ward: 17

Council District: 3, Councilperson Brice Kraus

Neighborhood: South Side Flats

Applicant: Bergeron Home Repair

Owner: J R R Homes LLC

Third story addition to single family dwelling.

Variance: 903.03.E.2
925.06.C

minimum 3ft interior side setback
required and 0ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
ZBA 584 of 1983, appeal granted to erect a 11'x13'6" rear extension to existing 2 story, 1 family dwelling.

Notes:

Certificate of Occupancy 43488, dated 12/15/1983, permitted occupancy "One family dwelling (new rear extension)".

Date of Hearing: March 31, 2016
Time of Hearing: 9:40
Zone Case 65 of 2016

727-729 N Euclid Ave

Zoning District: R2-H

Ward: 11

Council District: 9, Councilperson Rev Ricky Burgess

Neighborhood: East Liberty

Applicant: East Liberty Development INC

Owner: East Liberty Development INC

Two new 2 and 3 story single family attached dwellings with one story attached garages at rear, front porches and rear decks.

Variance: 903.03.D.2 minimum 15ft front setback required
and 6.5ft requested(porch 1)

minimum 5ft interior side setback
required and 0ft requested(dwelling,
deck 1, garages, porches)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 13 of 1988, Special Exception granted for 2 stall parking area at 729 N Euclid Avenue to serve resident at 619 N Euclid Avenue with conditions.

Notes:

Certificate of Occupancy 53281, dated 5/20/1988, permitted occupancy "Two stall parking area as accessory to 619 N Euclid Avenue".

Date of Hearing: March 31, 2016
Time of Hearing: 9:50
Zone Case 100 of 2016

2736 Mission St

Zoning District: R1D-H
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Slops
Applicant: Geiger Gary
Owner: Geiger Gary

Two new 3 story single family attached dwellings with integral parking, front terraces, and rear decks.

Variance: 903.03.D.2 minimum 1,800 sq. ft. lot size permitted and 1,320 sq. ft. requested (lot2)

 minimum 15ft front setback required and 11ft requested (lot1)

 minimum 15ft rear setback required and 13ft requested (lot2)

 minimum 5ft interior side setback required and 0ft (dwellings, terraces) requested, 4ft (deck1)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: March 31, 2016
Time of Hearing: 10:00
Zone Case 71 of 2016

709-711 St James St

Zoning District: R2-M

Ward: 7

Council District: 8, Councilperson Daniel Gilman

Neighborhood: Shadyside

Applicant: Bridget L Johnson & James G

Owner: Bridget L Johnson & James G

6ft, 6.5ft, 8ft high open fence at front of single family dwellings.

Variance: 903.03..C.2 minimum 30ft front setback required and
0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 13-OCC-00652, dated 4/11/2014, permitted occupancy "4ft open fence and 6ft privacy fence on northerly side and a 6ft privacy fence along rear property lines of two story single family dwelling for 709 St James St"

Certificate of Occupancy 38104, dated 3/3/1981, permitted occupancy "2 ½ story one family dwelling with two car detached garage for 611 St James St".

Date of Hearing: March 31, 2016
Time of Hearing: 10:10
Zone Case 73 of 2016

3057 Penn Ave

Zoning District: UI
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Strip District
Applicant: Cilli Farms LLC
Owner: Cilli Farms LLC

Use of existing structure as three family dwelling, and second story addition to rear garage.

Special Exception: 921.02.A.1 enlargement of a nonconforming use is a Special exception

Variance: 904.07.C.3 minimum 10ft interior side setback required and 0ft requested

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 136 of 2012, applicant's request for use of existing three story structure as a two family dwelling was approved.

Notes:

Certificate of occupancy 12-B-02142, permitted occupancy" Use of existing three story structure as a two family dwelling with two car garage at rear".

Date of Hearing: March 31, 2016
Time of Hearing: 10:20
Zone Case 122 of 2016

3600 Butler St/36th St

Zoning District: R1A-H
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lawrenceville
Owner: Province of St Augustine of the Capuchin Order # 1
Applicant: Brenenburg Brown Group, Architects

Expansion of provincial and residential facilities, proposed 20 residential units.

Variance: 911.04.A.85 multi-unit residential is not permitted in R1A zoning district

Special Exception: 911.04.A.53 expansion of religious assembly (general) in R1A zoning district

Variance: 903.03.D.2 minimum 15ft front setback required and 5ft requested(Butler St)

minimum 15ft exterior side setback required and 0ft requested(36th St & 37th St)

maximum height 40ft permitted and 48ft requested

Variance: 914.02.A 51 parking spaces required for new residential and new parish hall, 14 new spaces provided with 18 existing for friary and 36 spaces in off-site lot for church at 213 37th St

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 76023, dated 7/22/98, 213 37th St, permitted occupancy "36-stall minor parking area accessory to our lady of the angels church-St Augustine Church".

Certificate of Occupancy 68117, dated 1994, 3600 Butler St, permitted occupancy "Mission offices on first and second floors and one dwelling unit on third floor with integral garage".

Certificate of Occupancy 62205, dated 2/19/1992, 221 36th St, permitted occupancy "Two story friary with a two car integral garage and 16 outdoor stalls (including one designated handicapped) with three story mission office".

Certificate of Occupancy 21540, dated 4/2/1969, 220 36th St, permitted occupancy "Church and carport for ten cars".

Date of Hearing: March 31, 2016

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Zone Case 113 of 2016

1024 Gladys Ave

Zoning District: R1D-L

Ward: 19

Council District: 4, Councilperson Natalia Rudiak

Neighborhood: Beechview

Owner: Graham Richard F & Mary E

Applicant: Graham Richard F & Mary E

Second story addition to single family dwelling.

Variance: 903.03.B.2

minimum 30ft exterior side setback
required and 11ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy
40515, dated 8/9/1982,
permitted occupancy "One
family and one car parking
space 12' x15' open deck".
