



Division of Development Administration and Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

March 12, 2015

Date of Hearing: March 12, 2015
Time of Hearing: 9:00
Zone Case 39 of 2015

1910 Wharton St

Zoning District: R1A-VH
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Vatz David I
Owner: Vatz David I

Third story reconfiguration (addition) for single family dwelling.

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

Variance: 925.06.C minimum 3ft interior side setback
required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

N/A

Date of Hearing: March 12, 2015

Time of Hearing: 9:10

Zone Case 41 of 2015

1515 Boyle St

Zoning District: R1A-VH

Ward: 25

Council District: 6 , Councilperson R. Daniel Lavelle

Neighborhood: Central Northside

Applicant: GO Realty LLC

Owner: GO Realty LLC

New 3 story single family attached dwelling.

Variance : 925.06.C

minimum 3ft interior side setback
required and 0ft requested

Variance: 914.02.A

minimum one on-site parking space
required and 0 proposed

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: March 12, 2015
Time of Hearing: 9:20
Zone Case 46 of 2015

3536 Butler St

Zoning District: LNC
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Lower Lawrenceville
Owner: ZZZZ I LP
Applicant: New Guard Development INC

Enlargement of existing 4th floor (addition), use of second, third and fourth floors as three dwelling units and use of first floor as commercial space (vacant), two existing parking stalls located in existing rear attached garage and one off-site parking space located at 3538 Butler St.

Variance: 904.02.C.3 maximum FAR 2:1 permitted and 2.58:1 requested

 maximum height 45ft permitted and 50'2" requested

 minimum 20ft rear setback required and 0ft requested (addition and parking)

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 200601689, dated 6/20/2006, permitted occupancy "Occupy existing three story structure as two dwelling units on second and third floors, with vacant commercial space on first floor and attached garage in rear".

Date of Hearing: March 12, 2015
Time of Hearing: 9:40
Zone Case 42 of 2015

1113-1115 E Carson St

Zoning District: LNC
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Dukovich Robert & Theresa
Owner: Dukovich Robert & Theresa

Use of first floor as restaurant(limited) and amusement arcade, use of second floor for retail sales and services(limited) of the existing structure.

Variance: 911.04.A.3 amusement arcade is not permitted in LNC zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 27 of 1993, Special Exception granted for a social club on first floor, with a bookstore on the second floor, and one dwelling unit on the third floor to remain .

Notes:

Certificate of Occupancy 66365, dated 12/20/1993, permitted occupancy "Use of first floor as social club, continued use of second floor as a bookstore and one dwelling unit on third floor. Placard 125 persons".

Certificate of Occupancy 81902, dated 8/17/2001, permitted occupancy "Approximately 1,400 sq. ft. of second floor for the sale of furniture and home accessories".

Certificate of Occupancy 85560, dated 9/30/2003, permitted occupancy "Use of third floor as one dwelling unit and yoga studio".

Date of Hearing: March 12, 2015
Time of Hearing: 9:50
Zone Case 43 of 2015

5166 Chaplain Way

Zoning District: GI
Ward: 15
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Hazelwood
Applicant: Panian Geoffrey L
Owner: Panian Geoffrey L

40ft x 60ft parking area accessory to business located at 5212 Lytle St.

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

Variance: 904.06.C.3 minimum 10ft interior side setback required and 0ft 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 dated 1986, location 5212-14 Lytle St, permitted occupancy" Use of existing one story structure as a machine shop, with one integral parking stall".

Date of Hearing: March 12, 2015
Time of Hearing: 10:00
Zone Case 44 of 2015

5102 (5110)Stanton Ave

Zoning District: LNC

Ward: 10

Council District: 7 ,Councilperson Deborah Gross

Neighborhood: Upper Lawrenceville

Applicant: EKO Development LLC

Owner: EKO Development LLC

Lot reconfiguration, 13ft x 28ft carport at rear of existing single family dwelling, new 3 story single family detached dwelling with integral garage.

Variance: 904.02.C maximum FAR 2:1 permitted and 2.62:1 requested

maximum 90% lot coverage required

minimum 20ft rear setback required and 0ft requested

Variance: 912.04.B minimum 5ft rear setback required and 0ft requested (carport)

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 90 of 2014, lot reconfiguration & renovation and third story expansion to single family dwelling, and three story rear additions to the existing single family attached dwellings was approved.

Notes:

N/A

