

Date of Hearing: October 15, 2015
Time of Hearing: 9:10
Zone Case 285 of 2015

4715 Hartfield St

Zoning District: R1A-VH
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Applicant: 412 Properties LLC
Owner: 412 Properties LLC

Rear one and two level decks, 6ft privacy fence, and a hot tub for a single family dwelling.

Variance : 903.03.E.2 minimum 5ft interior side setback required and 0ft(decks), 1ft(hot tub) requested

Variance: 912.04.B minimum 5ft rear setback required and 2ft requested (decks)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: October 15, 2015
Time of Hearing: 9:20
Zone Case 239 of 2015

415 Avery St

Zoning District: R1A-VH
Ward: 23
Council District: 1, Councilperson Darlene Harris
Neighborhood: East Allegheny
Owner: Sturiale Lisa A
Applicant: Sturiale Lisa A

14ft x 17ft awning at rear of single family dwelling.

Variance: 903.03.E.2 minimum 5ft interior side setback
required and 0.5ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: October 15, 2015

Time of Hearing: 9:30

Zone Case 240 of 2015

4306 Winterburn Ave

Zoning District: R1D-M

Ward: 15

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Greenfield

Owner: Hutchison Robert M & Jessica M

Applicant: Hutchison Robert M & Jessica M

Existing 16'x16' deck at rear of single family dwelling (around the pool).

Variance: 903.03.C.2 minimum 5ft interior side setback required and 1ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Building permit 15-B-00805, occupancy is for 21ft round pool at rear of single family dwelling.

Date of Hearing: October 15, 2015

Time of Hearing: 9:40

Zone Case 241 of 2015

1319 N Franklin St

Zoning District: R2-H

Ward: 21

Council District: 6, Councilperson R. Daniel Lavelle

Neighborhood: Manchester

Applicant: Mistick Construction Cpmpany

Owner: Mistick David J & Mary Jane

25'x6' deck at rear of 2 ½ story residential structure.

Variance: 903.03.D.2

minimum 5ft interior side setback
required and 2ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy
39954, dated 3/30/1982,
permitted occupancy "Two
family dwelling with two
parking stalls in rear".

Date of Hearing: October 15, 2015
Time of Hearing: 9:50
Zone Case of 2015

Zoning District:
Ward:
Council District: ,Councilperson
Neighborhood:
Applicant:
Owner:

Variance:

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Date of Hearing: October 15, 2015
Time of Hearing: 10:00
Zone Case 243 of 2015

7105 Reynolds St

Zoning District: R1D-L
Ward: 14
Council District: 9, Councilperson Rev. Ricky Burgess
Neighborhood: Point Breeze
Applicant: Bowman Eliza
Owner: Wedner Michael R

Use of first floor of existing 2 ½ story building as retail sales and services (limited) - bakery, and a sign identifying a nonconforming use.

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

Review: 919.01.F sign identifying a nonconforming use should be approved by ZBA

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 30 of 2015 applicant's request for animal care (limited), pet grooming, was approved with condition.

Notes:

Certificate of Occupancy 41413, dated 1/20/1983, permitted occupancy "Continued use of existing 2 ½ story building for barber shop and one dwelling unit first floor and one dwelling unit above".

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Zone Case 244 of 2015

2330 Sidney St

Zoning District: R1A-VH
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Farmrie Robert J
Owner: Farmerie Robert J

Rooftop deck above the one story rear portion of existing single family dwelling.

Variance: 903.03.E.2 minimum 5ft interior side setback required and 0ft and 3ft requested

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: October 15, 2015
(continued from August 13,2015)

Time of Hearing: 10:20

Zone Case 177 of 2015

1307 Rescue St

Zoning District: R1D-M

Ward: 26

Council District: 1 ,Councilperson Darlene Harris

Neighborhood: Spring Hill-City View

Owner: HM Property Group LLC

Applicant: HM Property Group LLC

Use of lots as manufacturing and assembly (limited), retail sales and services(limited), office space(second floor), storage and banquet hall.

Review: 911.02.A.39, A.60,A.42 review of zoning classification of proposed primary uses (nonconforming)

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

Variance: 903.03.C.2 minimum 30ft front setback required and 0ft proposed(parking)

minimum 30ft rear setback required and 0ft proposed(parking)

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 91 of 1963, appeal granted to permit erection of a one-story extension by enclosing a portion of the existing porch attached to an existing 2 story, non-profit club structure with an existing 40-stall minor parking area, the front wall to be ten feet from the property line.

Notes:

N/A
