



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

December 10, 2015

Date of Hearing: December 10, 2015
Time of Hearing: 9:00
Zone Case 318 of 2015

1 Allegheny Center

Zoning District: UNC
Ward: 22
Council District: 1, Councilperson Darlene Harris
Neighborhood: Allegheny Center
Applicant: Kolano Design
Owner: Faros AKA RE LLC

New 559 sq. ft. wall mounted business ID sign for NOVA PLACE.

Variance: 919.03.M.5 (a) maximum 80sq.ft. in sign face area permitted and 559 sq. ft. requested

no higher than 20ft above grade permitted and 110ft proposed

Variance: 919.01.E.6 signage above the roof line or parapet wall not permitted

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: December 10, 2015

Time of Hearing: 9:10

Zone Case 316 of 2015

3204 Brighton Rd

Zoning District: LNC

Ward: 27

Council District: 1, Councilperson Darlene Harris

Neighborhood: Marshal-Shadeland

Applicant: Sign Stat

Owner: Mancini Edmond B& Catherine M

Three new wall mounted business ID signs for Family Dollar.

Variance : 919.03.M.5(a) maximum 80sq. ft. in sign face area permitted and 138.33 sq. ft. proposed

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: December 10, 2015
Time of Hearing: 9:20
Zone Case 306 of 2015

5136 Butler St

Zoning District: LNC
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Upper Lawrenceville
Owner: Slaughterhouse LLC
Applicant: Moss Architects

Building renovation and one story addition to be used for a single family dwelling and recreation and entertainment, indoor (limited), continued use of 1,100 sq. ft. of art studio. One additional parking space proposed.

Special Exception: 916.09 waiver of residential compatibility standards is a Special Exception

916.02.A.6 minimum 15ft rear setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 93527, dated 10/4/2010, permitted occupancy "420 sq. ft. gallery for retail sale of art objects on 1st floor (entire 1st floor) of 3 story brick front building, 2nd & 3rd fls to remain vacant; and 1100 sq. ft. of art studio, 1 woodworking space on 1st fl of 2 story brick /frame rear building with 2 off-street parking spaces".

Date of Hearing: December 10, 2015
Time of Hearing: 9:30
Zone Case 283 of 2015

1416 Arch St

Zoning District: R1A-VH
Ward: 25
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Central Northside
Owner: North Side Associates
Applicant: Bier's Beer Company

Use of first floor as manufacturing and assembly (limited) and retail sales and service (limited), brewery.

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 74323, dated 1996, permitted occupancy "Use of former fire house as artist studios".

Date of Hearing: December 10, 2015
(continued from October 29,2015)

Time of Hearing: 9:40

Zone Case 248 of 2015

2631,2637,2639 Penn Ave

Zoning District: UI

Ward: 2

Council District: 7, Councilperson Deborah Gross

Neighborhood: Strip District

Owner: Spring Way Center LLC

Applicant: Desmone Associates

Lots consolidation and construct new 18 story multi-family structure (81 units) with retail sales and services (general) and integral parking.

Special Exception: 911.04.A.85 use of multi-unit residential is a Special Exception in UI zoning district

Special Exception: 904.07.C.4 additional height above 4 stories /60ft shall be allowed in accordance with the Special Exception;224ft requested

Special Exception: 904.07.C.5 Special Exception for FAR adjustment, 9.07:1 requested

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

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

N/A

Date of Hearing: December 10, 2015

Time of Hearing: 9:50

Zone Case 319 of 2015

212-214 6th St/526 Liberty Ave

Zoning District: GT-C

Ward: 2

Council District: 6, Councilperson Daniel Lavelle

Neighborhood: Central Business District

Applicant: TAI+LEE Architecture

Owner: Stabile & Associates

Side walk café for the existing restaurant (TAKO and Butcher and the Rye).

Variance: 911.04.A.68(b) sidewalk café at curb of sidewalk not directly abutting restaurant

Variance: 911.04.A.68(d) sidewalk café to have removable barrier, permanent fence to be used at curb

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 14-B-00710, dated 8/7/2015, permitted occupancy "800 sq. ft. on basement, 2,727 sq. ft. on first floor, 2,016 sq. ft. on 2nd floor/mezzanine as restaurant general(212-214 6th St) in existing 7story structure".

Date of Hearing: December 10, 2015
Time of Hearing: 10:20
Zone Case 293 of 2015

3326 Melwood Ave

Zoning District: R2-H
Ward: 6
Council District: 7, Councilperson Deborah Gross
Neighborhood: Polish Hill
Applicant: Big Building LLC
Owner: Big Building LLC

Third story addition and third and second level rear decks for the existing residential structure.

Variance: 903.03.D.2 minimum 15ft exterior side setback required and 12ft(dwelling) and 0ft and 5ft (decks) requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A
