**Division of Zoning and Development Review**

**ZONING BOARD OF ADJUSTMENT**

**HEARING AGENDA**

**January 18, 2018**

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<th><strong>Date of Hearing:</strong></th>
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<td><strong>Time of Hearing:</strong></td>
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<td><strong>Zone Case 13 of 2018</strong></td>
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5313-5321 Butler St

**Zoning District:** LNC  
**Ward:** 10  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Upper Lawrenceville  
**Applicant:** Anna Foster  
**Owner:** Tongdee Watcharee

Build new 3 story structure with restaurant, retail, and one dwelling unit; renovate existing building with restaurant and one dwelling unit; expand outdoor courtyard area between two buildings.

**Variance:** 904.02.C maximum height permitted is 45ft; proposed is 52ft

**Special Exception:** 911.02 use as restaurant (general) is a Special Exception in LNC zoning district

**Variance:** 914.02 14 parking spaces required; 3 are proposed

**Variance:** 914.10.A minimum of one off-street loading space is required and 0 are proposed

**Appearances**

For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A
Date of Hearing: January 18, 2018
Time of Hearing: 9:10
Zone Case 6 of 2018

930,932,934 Mellon St

Zoning District: R2-M
Ward: 11
Council District: 7, Councilperson Deborah Gross
Neighborhood: Highland Park
Applicant: Thoughtful Balance
Owner: Highland Park Community Development Corp

New one story rear garages for single family dwellings.

Variance: 903.03.C.2 minimum 5ft interior side setback required and 0ft and 4ft requested

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

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: January 18, 2018
Time of Hearing: 9:40
Zone Case 1 of 2018

2039, 2051 Termon Ave

Zoning District: R1D-M
Ward: 27
Council District: 1, Councilperson Darlene Harris
Neighborhood: Brighton Heights
Applicant: Cohen & Grigsby PC
Owner: Three Rivers Youth

Use of properties as community home.

Special Exception: 911.04.A.84 use as community home is a Special Exception in R1D zoning district

Variance: 911.04.A.84(c ) the number of unrelated disabled persons shall not exceed of one per bedroom

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
Date of Hearing: January 18, 2018
Time of Hearing: 9:50
Zone Case 11 of 2018
1005-1027 Freeport Rd

Zoning District: UNC
Ward: 12
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Lincoln Lemington Belmar
Applicant: Chad Chalmers
Owner: Kroger Co

Expansion of existing restaurant (general).

Special Exception: 911.04.A.57 expansion of restaurant (general) is a Special Exception in UNC zoning district

Past Cases and Decisions: N/A
Notes:
Certificate of Occupancy 86827, dated 5/25/2004, permitted occupancy “One story structure with approximately 3,40 sq. ft. for restaurant (Rotell’s) with outdoor seating on north easterly side of structure (maximum 30). Occupancy placard #570 for 170 persons”.

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** January 18, 2018  
**Time of Hearing:** 10:00  
**Zone Case 14 of 2018**

803 54th St

**Zoning District:** H  
**Ward:** 10  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Upper Lawrenceville  
**Applicant:** EcoCraft Homes INC  
**Owner:** Fabri Elliott J

New construction of single family dwelling and detached garage.

**Variance:** 905.02.C maximum area of disturbance 50%; 75% requested

**Variance:** 911.04.A.69(a)(1) primary structure must be located on buildable land defined as contiguous area of the lot less than 30% in existing slope; 100% of primary structure in existing slope requested

**Appearances**  
**For Appellant:**

**Objectors:**

**Observers:**

**Past Cases and Decisions:**

N/A

**Notes:**

N/A