Date of Hearing: February 8, 2018  
Time of Hearing: 9:00  
Zone Case 22 of 2018  
Wenzell Ave (36-S-25)  

Zoning District: P  
Ward: 20  
Council District: 2, Councilperson Theresa Kail-Smith  
Neighborhood: Banksville  
Applicant: Lamar Advertising Company  
Owner: Familylinks INC  

Relocate existing sign upon the same parcel in which it is currently located.  

Special Exception: 921.03.E relocation of existing sign should be approved by the ZBA  

Past Cases & Decisions: N/A  
Notes: N/A  

Appearances  
For Appellant:  

Objectors:  

Observers:
Date of Hearing: February 8, 2018
Time of Hearing: 9:10
Zone Case 27 of 2018

1115 N Highland Ave

Zoning District: RID-L
Ward: 11
Council District: 7, Councilperson Deborah Gross
Neighborhood: Highland Park
Applicant: RC Watt
Owner: Skrinjar Richard A & Barbara L

Generator for single family dwelling.

Variance: 917.02.A maximum permitted sound level, DBA
7am to 10pm is 65,
10pm to 7am is 60, and 67 DBA requested

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: February 8, 2018  
Time of Hearing: 9:30  
Zone Case 12 of 2018  

4238 Glen Lytle Rd  

Zoning District: R1D-M  
Ward: 15  
Council District: 5, Councilperson Corey O’Connor  
Neighborhood: Greenfield  
Owner: Kodman Paul W Jr  
Applicant: Kodmen Paul W Jr  

Two story addition and front porch extension to single family dwelling.  

Variance: 903.03.C.2 minimum 30ft rear setback required and 29ft requested  
minimum 30ft front setback required and 20ft requested (porch)  
minimum 30ft exterior side setback required and 14’10” requested  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions:  
N/A  
Notes:  
N/A
Date of Hearing: February 8, 2018
Time of Hearing: 9:40
Zone Case 19 of 2018

319 S Lang Ave

Zoning District: R1D-L
Ward: 14
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Point Breeze
Applicant: Raghu Syamala (prospective owner)
Owner: Minnock Ann G

Use of first floor as single family dwelling (total 3 units).

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: Multiple ZBA hearings.
Notes:
Certificate of Occupancy 62698, dated 5/13/1992, permitted occupancy “Use of first floor as a child care for a maximum of 30 children ages 2 ½ years thru grade school 7:00am thru 6pm Monday thru Friday”.
Date of Hearing:  February 8, 2018  
Time of Hearing:  9:50  
Zone Case 21 of 2018  

844 California Ave  

Zoning District:  RM-M  
Ward:  25  
Council District:  1, Councilperson Darlene Harris  
Neighborhood:  California-Kirkbride  
Applicant:  Zellars Fantasy  
Owner:  Zellars Fantasy  

Use of structure as two residential dwellings, rear deck.  

Variance:  903.03.C.2  
minimum lot size per unit 1,800 sq. ft. permitted and 882 sq. ft. requested  
minimum 5ft interior side setback required and 0ft requested (deck)  

Variance:  914.02  
one additional parking space required  

Past Cases and Decisions: N/A  

Notes:  Certificate of Occupancy 40542, dated 8/12/1982, permitted occupancy “One family dwelling”.

Appearances  
For Appellant:  

Objectors:  

Observers:
Date of Hearing: February 8, 2018
Time of Hearing: 10:00
Zone Case 26 of 2018

S 19th St & Mary St

Zoning District: R1A-VH
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Jared Korchok
Owner: AHI Development INC

Renovate former church into six condo units with 6 integral parking spaces.

Variance: 911.02  use as multi-unit residential is not permitted in R1A zoning district

Variance: 903.03.E, 912.04 minimum 5ft side setback required, and 0ft proposed (landing and stairs)

Variance: 914.06.A minimum one van accessible parking space required and 0 proposed

Variance: 914.09.F garage doors need to be located at least 20ft from the sidewalk and street right-of-way; proposed garage door is 3ft from the sidewalk

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: February 8, 2018
Time of Hearing: 10:10
Zone Case 25 of 2018

5407,5409 Keystone St

Zoning District: R1A-VH
Ward: 10
Council District: 7, Councilperson Deborah Gross
Neighborhood: Upper Lawrenceville
Applicant: Artisan Development Group
Owner: Chan Real Estate LP

Two new single family attached dwellings with two car rear parking pad.

Variance: 903.03.E.2 minimum 5ft interior side setback required and 1ft requested(parking)

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

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: February 8, 2018  
Time of Hearing: 10:20  
Zone Case 18 of 2018  
1906-1908 Penn Ave  

Zoning District: UI  
Ward: 2  
Council District: 7, Councilperson Deborah Gross  
Neighborhood: Strip District  
Applicant: Chen Bill & Anne  
Owner: Chen Bill & Anne  

Use of second floor as two family dwelling.  

Variance: 911.02  
use of two family dwelling is not permitted in UI zoning district  

Variance: 914.02.A  
two on-site parking spaces required  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases & Decisions:  
N/A  

Notes:  
Certificate of Occupancy 82064, dated 6/26/2000, permitted occupancy “Use of existing one story and mezzanine structure as a wholesale storeroom for sales of food items with incidental retail sales and dining area for 35 people”.  


Date of Hearing:  February 8, 2018  
Time of Hearing:  10:30  
Zone Case 20 of 2018  

7246 Kelly St  

Zoning District: LNC  
Ward: 13  
Council District: 9, Councilperson Rev Ricky Burgess  
Neighborhood: Homewood  
Applicant: Hemby Derrick & Carla  
Owner: Hemby Derrick & Carla  

Use of first floor as restaurant (general).  

Special Exception: 921.04.A.57 use as restaurant (general) is a Special Exception in LNC zoning district  

Variance: 914.02.A 8 additional parking spaces required  

Past Cases & Decisions: N/A  
Notes:  
Certificate of Occupancy 201000061, dated 5/17/2010, permitted occupancy “Use of 1,600 sq. ft. on the first floor as recreation & entertainment indoor (limited) with continued use of 16 parking stalls & 2 handicapped of existing 2-story structure”.  

Appearances  
For Appellant:  

Objectors:  

Observers: