### Zoning Board of Adjustment Hearing Agenda

**Date of Hearing:** September 7, 2017  
**Time of Hearing:** 9:10  
**Zone Case 254 of 2017**

2700 Brownsville Rd

**Zoning District:** LNC, R2-L, P  
**Ward:** 29  
**Council District:** 4, Councilperson Natalia Rudia  
**Neighborhood:** Carrick  
**Applicant:** The Irish Catholic Sportsman Club  
**Owner:** Varney John J & Beverly D

Use of 1st floor as club and 2nd floor as recreation and entertainment, indoor (limited).

**Special Exception:** 911.02  
**Variance:** 914.02

**Past Cases and Decisions:**  
**Notes:**  
Certificate of Occupancy 45791, dated 14/02/85, permitted occupancy “Thrift drug store first floor; second floor printing shop”.

**Appearances**

For Appellant:

Objectors:

Observers:
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<tr>
<td>Time of Hearing:</td>
<td>9:20</td>
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<td>Zone Case 304 of 2017</td>
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26 S 27th St

**Zoning District:** R2-VH  
**Ward:** 16  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Side Flats  
**Owner:** Hollingsworth Clayton & MaryAnn  
**Applicant:** Devin Lovell

New awning sign.

**Review:** 919.01.F  signs identifying a nonconforming use require a review by the ZBA

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

**Notes:**  
Certificate of Occupancy 66736, dated 21/02/1994, permitted occupancy “2-story structure for mechanical contractor with offices and storage and 11 outdoor parking stalls (including 2 handicapped) (40’x70’4” 2-story southerly extension) parking enclosed with a 6’ high chain link fence and 2’4” addition to existing 4’4” high wall along Sarah Street and outdoor storage mechanical equipment and supplies limited to emergencies for one day only”.

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**
**Date of Hearing:** September 7, 2017  
**Time of Hearing:** 9:30  
**Zone Case 293 of 2017**

1302 Arch St

**Zoning District:** R1A-VH  
**Ward:** 22  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** Central Northside  
**Owner:** Trumble Dennis R & Kathleen A  
**Applicant:** The Blackwood Group

8 ft high privacy fence replacing the existing fence for single family dwelling.

**Variance:** 925.06.A.3 maximum height 6 ½ ft permitted

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**
Date of Hearing: September 7, 2017
Time of Hearing: 9:40
Zone Case 296 of 2017

817 Anaheim St

Zoning District: R2-L
Ward: 5
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Upper Hill
Applicant: Beckley Nannie Joyce
Owner: Beckley Nannie Joyce

Continued use of structure as four family dwelling.

Variance/Review: 911.02 use of four family dwelling is not permitted in R2 zoning district

Appeal/Decisions: N/A
Notes: N/A
Date of Hearing: September 7, 2017
Time of Hearing: 9:50
Zone Case 286 of 2017

714,716,718 Middle St

Zoning District: R1A-VH
Ward: 23
Council District: 1, Councilperson Darlene Harris
Neighborhood: East Allegheny
Applicant: October Real Estate Holdings LLC
Owner: October Real Estate Holdings LLC

Lots reconfiguration and three new 3 story single family attached dwellings with integral garages, rooftop decks.

Variance: 903.03.E.2
minimum 1,200 sq. ft. lot size permitted and 1,052sq. ft., 1,021sq.ft. 1,179sq. ft. requested
minimum 5ft front setback required and 0ft requested
minimum 15ft rear setback required and 10ft requested
minimum 5ft exterior side setback required and 0ft requested
minimum 5ft interior side setback required and 0ft requested (rooftop decks)

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

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: September 7, 2017
Time of Hearing: 10:00
Zone Case 287 of 2017

609 Foreland St

Zoning District: R1A-VH
Ward: 23
Council District: 1, Councilperson Darlene Harris
Neighborhood: East Allegheny
Applicant: October Real Estate Holdings LLC
Owner: East Allegheny Community Council

New 3 story single family attached dwelling with integral parking, second floor front deck, and rooftop deck.

Variance: 903.03.E.2 minimum 1,200 sq. ft. lot size permitted and 1,134 sq. ft. requested

minimum 5ft front setback required and 0ft requested (deck)

minimum 5ft interior side setback required and 0ft requested (front deck, rooftop deck)

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

Past Cases and Decisions:
N/A

Notes:
N/A

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** September 7, 2017  
**Time of Hearing:** 10:10  
**Zone Case 298 of 2017**

2406 N Meadowcroft Ave  

**Zoning District:** R1D-L  
**Ward:** 20  
**Council District:** 2, Councilperson Theresa Kail-Smith  
**Neighborhood:** Banksville  
**Applicant:** Jermey Polito  
**Owner:** McKinley Robert W

New construction of roofed structure in front of single family dwelling.

**Variance:** 903.03.B.2  
minimum 30ft front setback required  
and 20ft requested

**Appearances**  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**  
N/A

**Notes:**  
N/A
**Date of Hearing:** September 7, 2017  
**Time of Hearing:** 10:20  
**Zone Case 294 of 2017**

4710 Harrison St  

**Zoning District:** UI  
**Ward:** 9  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Central Lawrenceville  
**Applicant:** Partnership Rick John  
**Owner:** Partnership Rick John

New 3 story single family attached dwelling with integral parking and rooftop deck.

**Variance:** 911.02  
Use as single family dwelling is not permitted in UI zoning district

**Variance:** 904.07.C  
Minimum 10ft interior side setback required and 0ft requested

**Appearances**

**For Appellant:**

**Objectors:**

**Observers:**

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Zone Case 295 of 2017

414 William St

Zoning District: P
Ward: 19
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Mount Washington
Applicant: Nacey Gene
Owner: Nacey Gene

Use of structure as two family dwelling.

Variance: 911.02 use as two family dwelling is not permitted in P zoning district

Appearances
For Appellant:

Objectors:

Observers: