**Date of Hearing:** January 19, 2017  
(continued from December 15, 2016)  
**Time of Hearing:** 8:50  
**Zone Case 345 of 2016**

Arlington Ave

**Zoning District:** H  
**Ward:** 18  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Side Slops  
**Owner:** SWN Enterprises LLC  
**Applicant:** PS & R

Four new single family detached dwellings with rear decks, integral parking.

**Variance:** 905.02.C.3  
maximum area of disturbance 50% permitted, 100% requested  
maximum height 40ft/3 stories permitted, 43ft requested

**Variance:** 915.02.A.1.d  
top and bottom of sloped areas shall be located no less than 5ft from property line, 0ft requested

**Variance:** 915.02.A.1.e  
retaining walls shall be not exceed 10ft high

**Administrative Exception:** 911.02 use of single family detached dwelling in Hillside zoning district is an AE

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

**Objectors:**

**Observers:**
Date of Hearing: January 19, 2017
Time of Hearing: 9:10
Zone Case 371 of 2016

3342 Parkview Ave

Zoning District: R1A-H
Ward: 4
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Oakland
Applicant: Felton George & Stephanie A
Owner: Felton George & Stephanie

New two story 14’x22’ detached garage at rear of single family dwelling.

Variance: 903.03.D.2 minimum 15ft exterior side setback required and 0ft requested

Variance: 912.04.E maximum height one story/15ft permitted and two story/20ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
Date of Hearing: January 19, 2017
Time of Hearing: 9:20
Zone Case 46 of 2017

1816 Fox Way

Zoning District: R1A-VH
Ward: 17
Council District: 3, Councilperson Theresa Kail-Smith
Neighborhood: South side Flats
Owner: Stookey Investments LLC
Applicant: Stookey Investments LLC

New construction of four story detached single family dwelling with integral parking and rear deck.

Variance: 903.03.E.2 maximum height 3 stories permitted and four stories requested

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

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: January 19, 2017
Time of Hearing: 9:30
Zone Case 47 of 2017

4367 7th Ave/William Penn Pl

Zoning District: GT-B
Ward: 2
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Business District
Owner: Koppers Lender Associates LP
Applicant: Koppers Lender Associates LP

New generator on the roof of two story structure located at parcel 2-A-270 accessory to 29 story structure.

Variance: 917.02.B maximum permitted sound level limit from 7am till 10pm is 65DBA, from 10pm till 7am is 60DBA, and 74 DBA requested

Past Cases and Decisions: N/A
Notes: N/A
Date of Hearing: January 19, 2017
Time of Hearing: 9:40
Zone Case 2 of 2017

6500 Jackson St

Zoning District: R1D-M
Ward: 11
Council District: 7, Councilperson Deborah Gross
Neighborhood: Highland Park
Applicant: Judkins Landon
Owner: Judkins Landon

Front porch enclosure for single family dwelling.

Variance: 903.03.C.2 minimum 30ft front setback required and 10ft requested
minimum 5ft interior side setback required and 2ft requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: January 19, 2017
Time of Hearing: 9:50
Zone Case 41 of 2017

420 Blvd of the Allies

Zoning District: GT-C
Ward: 1
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Business District
Applicant: Tri-State Signs & Reprographics
Owner: 420 Allies LLC

500 sq. ft. real estate sign.

Variance: 919.03.F maximum 12sq.ft. in sign face area permitted and 500sq. ft. requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: January 19, 2017
Time of Hearing: 10:00
Zone Case 16 of 2017

5217 Hillcrest St

Zoning District: R1D-H
Ward: 10
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Garfield
Applicant: Sauer Jason
Owner: Sauer Jason

Lots consolidation and new one story rear addition to existing single family structure, use of addition as cultural service (limited).

Special Exception: 911.04.A.18 use as cultural service (limited) is a Special Exception in R1D zoning district

Variance: 903.03.D.2 minimum 15ft rear setback required and 1ft requested

minimum 5ft interior side setback required and 3ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
Certificate of Occupancy 30896, dated 9/21/1976, permitted occupancy “1 ½ story one family dwelling”.

Certificate of Occupancy 30896, dated 9/21/1976, permitted occupancy “1 ½ story one family dwelling”.
Date of Hearing: January 19, 2017
Time of Hearing: 10:10
Zone Case 22 of 2017

661-663 Hazelwood Ave

Zoning District: R1D-H
Ward: 15
Council District: 5, Councilperson Corey O’Connor
Neighborhood: Greenfield
Applicant: Kumari Reena
Owner: Kumari Reena

Use of first floor of existing two story structure as retail sales and services, residential convenience. Second floor vacant.

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

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: January 19, 2017
Time of Hearing: 10:30
Zone Case 48 of 2017

322 Amber St

Zoning District: R3-M
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: East Liberty
Applicant: RUB-A-DUB-DUB INC
Owner: RUB-A-DUB-DUB INC

Continued use of structure as three family dwelling, 3 parking spaces at rear.

Variance: 903.03.C.2 minimum 1,800 sq. ft. lot size per unit required and 1,466 sq. ft. requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: January 19, 2017
Time of Hearing: 10:40
Zone Case 51 of 2017

3514, 3516, 3518 Frazier St

Zoning District: R1A-H
Ward: 4
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Oakland
Applicant: Grapevine LLC
Owner: Grapevine LLC

New three story two family attached dwelling with 5’x10’ rear deck, three on-site parking spaces at rear located at 3514 Frazier St. Third story additions to existing single family structures with 5’x10’ rear decks, and two on-site parking stalls located at 3516 & 3518 Frazier St.

Variance: 911.02. use of two family dwelling is not permitted in R1A zoning district

Variance: 903.03.D.2 minimum 5ft interior side setback required and 2ft(parking) and 1’3” (decks) requested

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

Appearances
For Appellant:

Objectors:

Observers: