**Division of Zoning and Development Review**

**ZONING BOARD OF ADJUSTMENT HEARING AGENDA**

**March 23, 2017**

<table>
<thead>
<tr>
<th>Date of Hearing:</th>
<th>March 23, 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Time of Hearing:</td>
<td>8:50</td>
</tr>
<tr>
<td>Zone Case 123 of 2017</td>
<td></td>
</tr>
</tbody>
</table>

2256 Brownsville Rd

<table>
<thead>
<tr>
<th>Zoning District:</th>
<th>LNC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward:</td>
<td>29</td>
</tr>
</tbody>
</table>

**Council District**: 4, **Councilperson**: Natalia Rudiak
**Neighborhood**: Carrick
**Applicant**: Steven Affeltranger, LLI Engineering
**Owner**: Bell Telephone Company of Pennsylvania

Construction of rear addition to house new generator.

<table>
<thead>
<tr>
<th>Special Exception:</th>
<th>916.09</th>
<th>Special Exception for Waiver of Residential Compatibility Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Variance:</td>
<td>916.06</td>
<td>maximum noise level between 10pm and 6am is 45DBA and 55DBA at all other times, 75DBA requested</td>
</tr>
<tr>
<td>Variance:</td>
<td>916.02.A.6</td>
<td>minimum 30ft rear setback required and 20ft requested</td>
</tr>
</tbody>
</table>

**Appearances**

For Appellant:

Objectors:

Observers:
Date of Hearing: March 23, 2017  
Time of Hearing: 9:00  
Zone Case 120 of 2017

1016 N Lincoln Ave

Zoning District: UNC  
Ward: 21  
Council District: 6, Councilperson R Daniel Lavelle  
Neighborhood: Chateau  
Applicant: Advance Sign Co  
Owner: North Lincoln LLC

46sq.ft. addition to existing wall mounted business ID sign.

Variance: 919.03.M.6 (a) maximum 80sq. ft. in sign face area permitted and 125sq.ft. requested

<table>
<thead>
<tr>
<th>Past Cases &amp; Decisions:</th>
<th>N/A</th>
</tr>
</thead>
</table>
| Notes: | Certificate of Occupancy 200803276, dated 6/30/2009, permitted occupancy ‘Use of 4800 sq. ft. suite # 1 as office-limited in existing one story structure (G 3 Technologies, INC)”.
Certificate of Occupancy 200803635, dated 7/27/2009, permitted occupancy “4’2”x19’ (south) and 4’x11’ (east) illuminated flat wall business ID signs”. |

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: March 23, 2017
Time of Hearing: 9:10
Zone Case 125 of 2017

4713 Chatsworth St

Zoning District: R1D-H
Ward: 15
Council District: 5, Councilperson Corey O’Connor
Neighborhood: Hazelwood
Applicant: Gregland Capital LLC
Owner: YMCA

Use of structure as manufacturing and assembly (limited), brewery; testing room and retail, and outdoor retail sales and service (non-accessory use), food truck.

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

Past Cases and Decisions:
N/A

Notes:
Certificate of Occupancy 26639, dated 5/30/1973, permitted occupancy “1 story building to be used as (YMCA) with 6 car parking area community club”.

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  March 23, 2017
Time of Hearing:  9:20
Zone Case 121 of 2017

4811 Butler St

Zoning District: LNC
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Owner: Yane LLC
Applicant: Scott Kurtz

Construct rear addition to commercial beer distributor.

Special Exception: 916.09 Special Exception for Waiver of Residential Compatibility Standard
Variance: 916.02.A.02 minimum 15ft rear setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
Certificate of Occupancy 14-B-02138, dated 9/6/2016, permitted occupancy “Use of one story structure with 28’x20’ one story addition and 7 parking stalls (one handicapped) at front as retail sales and service (limited) for beer distributor”.

Date of Hearing: March 23, 2017  
Time of Hearing: 9:30  
Zone Case 131 of 2017

2309-2313 Sidney St, 2308-2312 Fox Way

Zoning District: R1A-VH
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Owner: Moss Glen W
Applicant: ETON, LLC

Lot subdivision, construct 6 new three story single family attached dwellings with integral parking, rear decks, and rooftop decks.

Variance: 903.03.E.2 minimum 5ft front setback required and 0ft requested

minimum 5ft interior side setback required and 0ft requested (primary structures, accessories)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions: N/A
Notes: N/A
**Date of Hearing:** March 23, 2017  
**Time of Hearing:** 9:40  
**Zone Case 119 of 2017**

Cobden St (13-G-154)

**Zoning District:** R1D-H  
**Ward:** 16  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Side Slopes  
**Applicant:** PVE, LLC  
**Owner:** Gold Rush Properties LLC

Subdivide parcel and construct four townhomes.

**Variance:** 911.02  
use of attached single family dwellings is not permitted in the R1D zoning district

**Variance:** 903.03.D.2  
minimum 1,800 sq. ft. lot size permitted and 1,759.5s.f., 1,785s.f., and 1,734 s. f. proposed

- minimum 15ft front setback required and 5ft and 3ft requested
- minimum 15ft rear setback required and 14.23ft requested (on Wellington facing houses)
- minimum 5ft side setback required and 3ft and 0ft requested (primary and accessory structures)

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**
Date of Hearing: March 23, 2017
Time of Hearing: 9:50
Zone Case 130 of 2017

4964 Gloster St

Zoning District: SP-10
Ward: 15
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Hazelwood
Applicant: Tysen Miller KU
Owner: Almono LP

Expansion of the Almono test track with new office structure and storage building. Additional surface parking. No site expansion is proposed.

Special Exception: 921.02.A.1 expansion of a nonconforming use is a Special Exception

Variance: 921.02.A.1(a) request to expand a nonconforming use by more than 25%

Past Cases and Decisions:
N/A

Notes:
Certificate of Occupancy 16-OCC-00768, dated 9/29/2016, permitted occupancy "Use of 42 acre site as test track (laboratory/research)".
Certificate of Occupancy 16-B-01161, dated 1/16/2017, permitted occupancy "Use of one story building (4980sq. ft.) for test track offices, and accessory surface parking spaces (41 regular and 2 accessible), 8ft chain-link perimeter fence with black mesh and two gates (at Gloster St and at Hazelwood Ave)".

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:**  March 23, 2017  
**Time of Hearing:**  10:00  
**Zone Case 105 of 2017**

131 Shiloh St

**Zoning District:** LNC  
**Ward:** 19  
**Council District:** 2, Councilperson Theresa Kail-Smith  
**Neighborhood:** Mount Washington  
**Applicant:** Stonehendge Partners LLC  
**Owner:** Stonehendge Partners LLC

Use of structure as restaurant (general).

**Special Exception:** 911.04.A.57 use of restaurant (general) is a Special Exception in LNC zoning district

**Variance:** 914.02.A two on-site parking spaces required and 0 requested

**Special Exception:** 916.09 Special Exception for Waiver of Residential Compatibility Standard

916.04 dumpsters shall be located a minimum of 30ft from a R zoned property, 20ft requested

916.06.06 noise level can be 55dba between 6am and 10pm and 45dba at all other times, 65dba requested from 8am to 2am

**Appearances**

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| Observers: |  |
Date of Hearing: March 23, 2017
Time of Hearing: 10:10
Zone Case 94 of 2017

3224 Harcum Way

Zoning District: R2-L
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Slops
Applicant: Nicklow Benjamin P & Danitza Z
Owner: Nicklow Benjamin P & Danitza Z

Two story addition to existing structure, second level front porch.

Variance: 903.03.B.2 minimum 30ft front setback required and 0ft requested (porch)
minimum 30ft rear setback required and 10ft requested
minimum 5ft interior side setback required and 2ft requested

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: March 23, 2017
Time of Hearing: 10:20
Zone Case 122 of 2017

133 S 20th St

Zoning District: R1A-VH
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Steel Mill Properties LLC
Owner: Steel Mill Properties LLC

Two business ID signs for the real estate office.

Review: 919.01.F nonconforming sign review by the Zoning Board of Adjustment

Past Cases and Decisions:
ZBA 197 of 2013, applicant’s request for use of structure as a real estate office on the first floor and as a residential unit on the second floor was approved.

ZBA 274 of 2016, applicant’s request for two business ID signs for the real estate office was denied.

Notes:
Certificate of Occupancy 13-b-03837, dated 1/25/2016, permitted occupancy “Use of existing 2 ½ story structure as a real estate office on the first floor and as a residential unit on the second floor”.

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: March 23, 2017
Time of Hearing: 10:30
Zone Case 62 of 2017

2644 Banksville Rd

Zoning District: NDI
Ward: 20
Council District: 2, Councilperson Theresa Kail-Smith
Neighborhood: Banksville
Applicant: Tri-State Signs & Reprographics
Owner: Familylinks INC

30sq. ft. ground business ID sign with LED portion for Familylinks.

Variance: 919.03.O.3 electronic non-advertising signs are not permitted in NDI zoning district

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: March 23, 2017
Time of Hearing: 10:40
Zone Case 63 of 2017

401 N Highland Ave

Zoning District: UNC
Ward: 11
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: East Liberty
Applicant: Tri-State Signs & Reprographics
Owner: Familylinks INC

32sq. ft. ground business ID sign with LED portion for Familylinks.

Variance: 919.03.O.3 electronic non-advertising signs are not permitted in UNC zoning district

Appearances
For Appellant:

Objectors:

Observers: