**Date of Hearing:** May 9, 2019  
**Time of Hearing:** 9:00  
**Zone Case 77 of 2019**

2827 California Ave  

**Zoning District:** R1A-H  
**Ward:** 27  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** Marshall-Shadeland  
**Applicant:** Gintcheva Tzvetanka K  
**Owner:** Gintcheva Tzvetanka K

New business ID wall mounted signs.

**Variance:** 919.01.E review of sign identifying a nonconforming use

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

**Notes:**  
Certificate of Occupancy 72405, dated 11/12/96, permitted occupancy “Continued use of existing structure as a restaurant/bar on first floor with three video games and one poker machine, one dwelling unit above and four outdoor parking stalls in side yard”
Date of Hearing: May 9, 2019  
Time of Hearing: 9:10  
Zone Case 121 of 2019  

2908 Smallman St, parcels 25-G-40, 25-F-194  

Zoning District: RIV-IMU  
Ward: 6  
Council District: 7, Councilperson Deborah Gross  
Neighborhood: Strip District  
Applicant: 2908 Associates LLC  
Owner: 2908 Smallman LP  

Interior and exterior renovations to convert existing warehouse into recreation and entertainment indoor(limited) and multi-residential.  

Special Exception: 914.07.G.2(a) off-site parking is a Special Exception  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions:  
N/A  
Notes:  
N/A
Date of Hearing: May 9, 2019
Time of Hearing: 9:20
Zone Case 80 of 2019

5732 Ellsworth Ave

Zoning District: LNC
Ward: 7
Council District: 8, Councilperson Erika Strassburger
Neighborhood: Shadyside
Applicant: Howard Graves
Owner: Sams Frederick D & Judith B

New construction of three story mixed use building.

Variance: 904.02.C the minimum rear setback is 20’, 0’ requested

the maximum lot coverage is 90%, 97% requested

the maximum FAR is 2:1, 2.46:1 requested

Special Exception: 916.02.A.2(b) the minimum residential compatibility rear setback is 15’, 6’ requested

Special Exception: 916.02.A.2(c ) the minimum residential compatibility side setback is 15’, 0’ requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A
**Date of Hearing:** May 9, 2019  
**Time of Hearing:** 9:30  
**Zone Case 116 of 2019**

Marlow St, 20-M-59

**Zoning District:** RP  
**Ward:** 20  
**Council District:** 2, Councilperson Theresa Kail-Smith  
**Neighborhood:** Elliot  
**Owner:** Three Rivers Pointe LLC  
**Applicant:** Robert L Smith, PE RED SWING Group

Four new attached single family dwellings.

**Variance:** 909.02.C.2(b)  
maximum FAR is .45, 1.48 proposed

**Variance:** 909.02.C.2(e)  
front(Marlow) 30ft setback required, 20ft proposed. Abutting Park District 5ft interior side setback required, 0ft proposed. Rear 20ft required, 2.4ft for closest deck(varies) requested

**Variance:** 909.02.C.2(d)  
maximum height 40ft/3 stories permitted, 41ft 9 inch/ 4&5 stories proposed

**Variance:** 909.02.D.5 (a)  
total open space 7,910sq. ft. required, 2,822 sq. ft. proposed

**Variance:** 909.02.D.5 (b)  
usable open space 4,520 sq. ft. required, 580 sq. ft. provided

**Variance:** 909.02.D.5(c)  
recreation space 678sq. ft. required, 0 sq. ft. provided

**Appearances**

**For Appellant:**

**Objectors:**

**Observers:**
Date of Hearing: May 9, 2019
Time of Hearing: 9:40
Zone Case 108 of 2019

142 Bausman St

Zoning District: R1D-H
Ward: 30
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Knoxville
Applicant: Siebert Theresa Marie & Scott David
Owner: Siebert Theresa Marie & Scott David

Use of structure as two family dwelling.

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

Past Cases and Decisions:
N/A
Notes:
Certificate of Occupancy #9987, dated 4/4/1991, permitted occupancy “Continuation of a 2 ½ story structure with plumbing shop with incidental office and storage first floor and one dwelling unit above.’

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: May 9, 2019  
Time of Hearing: 9:50  
Zone Case 109 of 2019

301-303 N Fairmount St

Zoning District: R3-M  
Ward: 11  
Council District: 9, Councilperson Rev Ricky Burgess  
Neighborhood: Friendship  
Applicant: Portis-Thompson Karen  
Owner: Portis – Thompson Karen

3 compact car parking spaces accessory to single family dwelling at 303 S Fairmount St.

<table>
<thead>
<tr>
<th>Variance</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>903.03.C.2</td>
<td>minimum 30ft exterior side setback required and 2ft requested</td>
</tr>
<tr>
<td>914.09.H.4</td>
<td>maximum 40% of required off-street parking spaces may be compact size spaces</td>
</tr>
</tbody>
</table>

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

Appears for Appellant:

Objectors:

Observers:
Date of Hearing:  May 9, 2019
Time of Hearing:  10:00
Zone Case 110 of 2019

1524 Brighton Rd (23-E-295,296, 23-J-6)

Zoning District: LNC
Ward: 25
Council District:  6, Councilperson R Daniel Lavelle
Neighborhood: Central Northside
Applicant: Brudre Lee A & Susan T
Owner: Brudre Lee & Susan T

2nd story additions to existing garages accessory to residence located at 1525 Buena Vista St.

Variance: 912.01.D  accessories shall be located on the same zoning lot, same zoning district as primary use

Variance: 912.04.B  minimum 5ft rear setback required, 0ft proposed

Variance: 914.02  maximum 4 parking spaces per single family residence permitted

Variance: 912.04.E  maximum height 15ft/on story permitted

Appearances
For Appellant:

Objectors:

Observers:
**Date of Hearing:** May 9, 2019  
**Time of Hearing:** 10:10  
**Zone Case 112 of 2019**  

405 N Beatty St  

**Zoning District:** R2-M  
**Ward:** 11  
**Council District:** 9, Councilperson Rev Ricky Burgess  
**Neighborhood:** East Liberty  
**Applicant:** E Properties  
**Owner:** Finney Henry B & Angela Torbert

Lot subdivision, four new 3 story single family attached dwellings with integral parking and rear decks.

**Variance:** 903.03.C.2  
- minimum lot size 3,200sq. ft. required and 1,312sq. ft. requested  
- minimum 30ft front setback required and 10ft requested  
- minimum 30ft exterior side setback required and 10ft requested (dwelling), 15ft for deck  
- minimum 30ft rear setback required and 11ft requested

**Variance:** 925.06.C  
- minimum 3ft interior side setback required and 0ft requested

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

**Objectors:**

**Observers:**
Date of Hearing: May 9, 2019
Time of Hearing: 10:20
Zone Case 113 of 2019

7051 Hermitage St

Zoning District: R2-L
Ward: 13
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Homewood North
Applicant: JLA Properties LP
Owner: JLA Properties LP

Use of structure as 2 family dwelling.

Variance: 903.03.B.2    minimum lot size per unit 3,000sq. ft., 937sq. ft. requested

Variance: 914.02    one additional parking space required

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: May 9, 2019
Time of Hearing: 10:30
Zone Case 118 of 2019

815 E Warrington Ave

Zoning District: LNC
Ward: 18
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Allentown
Applicant: Mike Miles and Jesse Mader
Owner: Industry Enterprises LLC

Use of rear structure as manufacturing and assembly (limited), distillery.

Variance: 911.04.A.39 use of manufacturing and assembly is not permitted in LNC zoning district

Past Cases & Decisions:
N/A

Notes:
Certificate of Occupancy 67762, dated 8/23/94, permitted occupancy “Use of first floor for retail sale of records, clothing and pop and candy”.

Appearances
For Appellant:

Objectors:

Observers: