| Date of Hearing: | December 5, 2019 |
| Time of Hearing: | 9:00 |
| Zone Case | 216 of 2019 |

3117 W Carson St

| Zoning District: | RIV-MU |
| Ward: | 20 |
| Council District: | 2, Councilperson Theresa Kail-Smith |
| Neighborhood: | Esplen |
| Applicant: | Ron Taylor |
| Owner: | Cinron Real Estate Holdings LLC |

Additional parking spaces for existing parking lot.

**Variance:** 914.07.G.2 Off-site parking

**Variance:** 905.04.I add parking above the maximum parking limitation

**Appearances**

For Appellant:

Objectors:

Observers:
**Date of Hearing:** December 5, 2019  
**Time of Hearing:** 9:10  
**Zone Case 248 of 2019**  
716 Saint James St  
**Zoning District:** R1D-VL  
**Ward:** 7  
**Council District:** 8, Councilperson Erika Strassburger  
**Neighborhood:** Shadyside  
**Applicant:** Stuyvesant Nathaniel P  
**Owner:** Stuyvesant Nathaniel P  

Existing 6ft high open fence.

**Variance:** 903.03.A.2 minimum 30ft front setback required and 0ft requested

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

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**
**Date of Hearing:** December 5, 2019  
**Time of Hearing:** 9:20  
**Zone Case 250 of 2019**

5226 Penn Ave

**Zoning District:** LNC  
**Ward:** 8  
**Council District:** 7, Councilperson Deborah Gross  
**Neighborhood:** Bloomfield  
**Owner:** Pedantic LLC  
**Applicant:** David Teufel

Third and fourth floor addition to two existing structures.

**Variance:** 904.02.C  
minimum 20ft rear setback required and 3ft requested  
maximum height 45ft/3 story permitted and 47ft/4 story requested

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**

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

**Notes:**  
N/A
Date of Hearing:  December 5, 2019  
Time of Hearing:  9:30  
Zone Case 218 of 2019

1286 Carnahan Rd, 36-B-49

Zoning District:  R1D-L  
Ward:  20  
Council District:  2, Councilperson Theresa Kail-Smith  
Neighborhood:  Banksville  
Applicant:  John McGrain  
Owner:  John McGrain

New one story single family detached dwelling with integral parking.

Variance:  903.03.B.2  
minimum 30ft exterior side setback required and 19’11” requested

Past Cases and Decisions:  
N/A

Notes:  
N/A
Date of Hearing: December 5, 2019
Time of Hearing: 9:40
Zone Case 251 of 2019

156-58 41st St

Zoning District: R1A-VH
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Applicant: LeAnne Wilittes
Owner: Cantor Family Partnership LP

Use of rear structure as houseplant storage/distribution.

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

Past Cases and Decisions: ZBA 249 of 2017, applicant’s request for use of one story structure as equipment repair facility, continued use of 2 story structure as single family dwelling was approved with condition.

Notes:
Certificate of Occupancy 17-OCC-00885, dated 11/13/2017, permitted occupancy “Use of one story structure as equipment repair facility; 8.5”x11” business identification painted wall sign”.

Appearances
For Appellant:

Objectors:

Observers: