

**ZONING BOARD OF ADJUSTMENT
PUBLIC HEARINGS HELD 1515 ARCH STREET - 18TH FLOOR**

Tuesday, November 2, 2010 9:30 AM

Usevar

Cal No.: 13464

Appl.No.: 302103

Zon. Class.: C-4 COM

2100 CHESTNUT ST (S.W.C.@ 21ST STREET) (SPACE #100.5)

Applicant: HAMBUN, LLC DEAN KITAGAWA

Owner: 21ST + CHESTNUT ST PARTNERSHIP RRR MANAGEMENT CO

Attorney Name:

Number of Permits: 1 USEVAR

PERMIT FOR A TAKE-OUT RESTAURANT (WITH A GARBAGE DISPOSAL SYSTEM AND NO TRASH STORAGE AREA WITHIN THE BUILDING, DAILY TRASH PICK-UP) WITH SEATING IN SPACE # 100.5 IN AN EXISTING STRUCTURE WITH ALL OTHER USES AS PREVIOUSLY APPROVED.

(FAST TRACK)

Case No.: 1A

ZBA Appeal Date: 09/29/10

**ZONING BOARD OF ADJUSTMENT
PUBLIC HEARINGS HELD 1515 ARCH STREET - 18TH FLOOR**

Tuesday, November 2, 2010 9:30 AM

Usevar

Cal No.: 13432

Appl.No.: 297105

Zon. Class.: R-10A RES, C-1 COM

951 WOLF ST (N.E.C.@ 10TH STREET)

Applicant: EGIDIO A. PALMA

Owner: JIANG CAI YUN & GAO CHUAN YANG

Attorney Name:

Number of Permits: 1 USEVAR

PERMIT FOR THE CREATION OF A SEATING AREA AS PART OF AN EXISTING RETAIL GROCERY STORE WITH PREPARING AND SERVING OF HOT AND COLD FOODS FOR TAKE-OUT (TAKE-OUT RESTAURANT WITH SEATING - NO DISPENSING WINDOW, NO SALE OR TAKE-OUT OF ALCOHOLIC BEVERAGES) IN AN EXISTING THREE (3) STORY ATTACHED STRUCTURE WITH A TOTAL OF TWO (2) DWELLING UNITS ABOVE.

Case No.: 2A

ZBA Appeal Date: 09/30/10

Usevar

Cal No.: 13431

Appl.No.: 295021

Zon. Class.: R-9 RES

1345 E LYCOMING ST (N.E.C.@ GLENDALE STREET)

Applicant: SALVADOR COLLADO COLLADO MULTI SERVICE

Owner: SIERRA NARDA S

Attorney Name:

Number of Permits: 2 USEVAR

PERMIT FOR THE REMOVAL OF ALL OTHER SIGNS AND LEGALIZATION OF THE ERECTION OF ONE (1) ACCESSORY WRAP AROUND AWNING SIGN (NO COPY ON THE SIDES OF THE AWNING) AND ONE (1) WINDOW SIGN FACING LYCOMING STREET AND PROPOSED RETAIL SALE OF CELL PHONES AND RETAIL SALE OF PRE PACKAGED FOOD, BILL PAYMENT AND ATM MACHINE (INSIDE THE BUILDING) AS PART OF AN EXISTING CHECK CASHING AGENCY, MONEY TRANSFER, INTERNET SERVICES, MONEY ORDER, RETAIL SALE OF CALLING CARDS AND BEAUTY SUPPLIES ON 1ST FLOOR IN THE SAME BUILDING WITH EXISTING ONE (1) FAMILY DWELLING ABOVE.

Case No.: 3A

ZBA Appeal Date: 09/29/10

Usevar

Cal No.: 13430

Appl.No.: 302027

Zon. Class.: L-5 LIM

1226 LEOPARD ST (1226-1228)

Applicant: RICHARD HARROD

Owner: COOK JULIETTE E. & HARROD RICHARD A.

Attorney Name:

Number of Permits: 1 USEVAR

PERMIT FOR A FOUR(4) FAMILY DWELLING.

Case No.: 4A

ZBA Appeal Date: 09/29/10

Usevar

Cal No.: 13429

Appl.No.: 290879

Zon. Class.: R-9 RES

4132 OLD YORK RD

Applicant: DAMARIS & ELISHA MCINTOSH

Owner: DAMARIS & ELISHA MCINTOSH

Attorney Name:

Number of Permits: 1 USEVAR

PERMIT FOR ROOMING HOUSE WITH A MAXIMUM OF SEVEN (7) ROOMING UNITS WITH A MAXIMUM OF SEVEN (7) OCCUPANTS, ALL CAPABLE OF SELF PRESERVATION AND SELF SUSTAINING AND NO PERSONS UNDER THE JURISDICTION OF ANY COURT WITHIN AN EXISTING STRUCTURE.

Case No.: 5A

ZBA Appeal Date: 09/29/10

Usevar

Cal No.: 13398

Appl.No.: 298309

Zon. Class.: R-5 RES

6353 GREENE ST

Applicant: EVELYN REDCROSS

Owner: BRENTON L. REDCROSS

Attorney Name:

Number of Permits: 2 USEVAR

PERMIT FOR THE ERECTION OF A 36" X 36" NON-ILLUMINATED FLAT WALL SIGN
ACCESSORY TO A PROPOSED RETAIL ART GALLERY 1ST & 2ND FLOORS OF AN EXISTING
STRUCTURE IN THE SAME BUILDING AS A SINGLE FAMILY DWELLING FLOOR #3.

Case No.: 6A

ZBA Appeal Date: 09/23/10

Usevar

Cal No.: 13397

Appl.No.: 298311

Zon. Class.: R-2 RES

505 E GORGAS LA

Applicant: EVELYN REDCROSS

Owner: REDCROSS MERCER A III REDCROSS EVELYN

Attorney Name:

Number of Permits: 1 USEVAR

PERMIT FOR USE AS GROWING AND PROCESSING OF HORTICULTURAL PRODUCTS
(SPROUTS, VEGETABLES
AND RELATED ITEMS - COMMERCIAL GREENHOUSE - NO RETAIL SALES ON-SITE) IN THE
CELLAR LEVEL OF AN EXISTING THREE (3) STORY DETACHED STRUCTURE WITH AN
EXISTING SINGLE-FAMILY DWELLING IN THE FIRST THROUGH THIRD FLOORS.

Case No.: 7A

ZBA Appeal Date: 09/23/10

Zonevar

Cal No.: 13393

Appl.No.: 294014

Zon. Class.: R-10 RES

2046 LOCUST ST

Applicant: WILLIAM F. KERR, ESQUIRE HIGH SWARTZ, LLP

Owner: PBRG ACQUISTIONS LP PBRG ACQUISITONS LP

Attorney Name: WILLIAM F. KERR, ESQUIRE HIGH SWARTZ, LLP

Number of Permits: 1 ZONEVAR

PERMIT FOR THE LEGALIZATION OF A SEVEN(7) FAMILY DWELLING IN AN EXISTING
STRUCTURE.

Case No.: 8A

ZBA Appeal Date: 09/23/10

Usevar

Cal No.: 13370

Appl.No.: 294240

Zon. Class.: R-10 RES

2200 LOCUST ST (THRU TO SOUTH 22ND STREET)

Applicant: JOHN D. KUTZLER, ESQUIRE

Owner: GEORGE J. BADEY, III

Attorney Name: JOHN D. KUTZLER, ESQUIRE

Number of Permits: 1 USEVAR

PERMIT FOR THE CREATION OF A DWELLING UNIT WITHIN PART OF THE 3RD FLOOR AND THE ENTIRE 4TH FLOOR IN THE SAME BUILDING AS CREATION OF AN OFFICE IN THE BASEMENT WITH EXISTING STORAGE, OFFICES EXISTING ON THE 1ST, 2ND AND 3RD FLOORS, NO SIGNS ON THIS APPLICATION.

Case No.: 9A

ZBA Appeal Date: 09/21/10

Usevar

Cal No.: 13230

Appl.No.: 300010

Zon. Class.: R-4 RES

8137 RIDGE AVE

Applicant: MATTHEW F. BUTTERLY, JR

Owner: MATTHEW F. BUTTERLY, JR

Attorney Name:

Number of Permits: 1 USEVAR

PERMIT FOR THE LEGALIZATION OF A PLUMBING BUSINESS WITHIN AN EXISTING SINGLE FAMILY DWELLING, WITH ACCESSORY STORAGE (LESS THAN 25% GROSS FLOOR AVENUE), ACCESSORY PARKING FOR (3) THREE COMMERCIAL TRUCKS IN DRIVEWAY AND (3) THREE PERSONAL CARS ALSO IN DRIVEWAY, NO SIGNS ON THIS APPLICATION.

Case No.: 10A

ZBA Appeal Date: 09/09/10

Zonevar

Continued

Cal No.: 12854

Appl.No.: 286376

Zon. Class.: R-9 RES

6018 W OXFORD ST

Applicant: GWENDOLYN FORTT

Owner: ROBERT L FORTT GWENDOLYN H/W

Attorney Name:

Number of Permits: 1 ZONEVAR

PERMIT FOR THE ERECTION OF A ONE STORY REAR ADDITION AND A REAR YARD SUN
DECK AS PART OF A SINGLE FAMILY DWELLING.

Case No.: 11A

ZBA Appeal Date: 08/13/10

Usevar, Zonevar

Continued

Cal No.: 12765

Appl.No.: 283159

Zon. Class.: C-2 COM

1820 GINNODO ST

Applicant: MARSHA S. WOLF, ESQUIRE

Owner: XXIV, LLC

Attorney Name: MARSHA S. WOLF, ESQUIRE

Number of Permits: 2 ZONEVAR, 2 USEVAR

PERMIT FOR THE ERECTION OF A THREE(3) STORY ATTACHED STRUCTURE (NTE 35')
WITH CELLAR FOR USE AS A SINGLE FAMILY DWELLING.

Case No.: 12A

ZBA Appeal Date: 08/11/10

Usevar, Zonevar

Continued

Cal No.: 12764

Appl.No.: 283152

Zon. Class.: C-2 COM

1818 GINNODO ST

Applicant: MARSHA S. WOLF, ESQUIRE

Owner: ASCENDER INVESTMENTS INC

Attorney Name: MARSHA S. WOLF, ESQUIRE

Number of Permits: 2 ZONEVAR, 2 USEVAR

PERMIT FOR THE ERECTION OF A THREE (3) STORY ATTACHED STRUCTURE (NTE 35')
WITH CELLAR FOR USE AS A SINGLE FAMILY DWELLING.

Case No.: 13A

ZBA Appeal Date: 08/10/10

Zonevar

Continued

Cal No.: 12759

Appl.No.: 286076

Zon. Class.: R-9 RES

629 S 57TH ST

Applicant: SANDRA MAY FINKLER

Owner: SANDRA MAY FINKLER

Attorney Name:

Number of Permits: 1 ZONEVAR

PERMIT FOR THE ERECTION OF A SUNROOM ADDITION IN THE REAR OF A SINGLE FAMILY 7'X 14'2" WITH STAIRS TO GRADE.

Case No.: 14A

ZBA Appeal Date: 08/10/10

Usevar

Continued

Cal No.: 12032

Appl.No.: 286624

Zon. Class.: R-10A RES

1322 S 16TH ST

Applicant: TERRY WANG

Owner: WANG TERRY WANG MICHAEL

Attorney Name:

Number of Permits: 1 USEVAR

PERMIT FOR A TWO(2) FAMILY DWELLING IN AN EXISTING STRUCTURE.

Case No.: 15A

ZBA Appeal Date: 06/24/10

Usevar

Continued

Cal No.: 11647

Appl.No.: 269680

Zon. Class.: R-10A RES, C-1 COM

1264 S 22ND ST

Applicant: HERBERT SCOTT

Owner: DONIEL INCORPORATED

Attorney Name:

Number of Permits: 2 USEVAR

PERMIT FOR THE LEGALIZATION OF A TAKE-OUT RESTAURANT / BAR WITH SEATING IN THE FIRST AND SECOND FLOORS OF 1266 S. 22ND STREET AND FIRST FLOOR OF 1264 S. 22ND STREET, WITH ALL FOOD SERVED ON DISPOSABLE WARE FOR CONSUMPTION BY PATRONS ON / OFF PREMISES, TO INCLUDE JUKEBOX AND DANCING BY PATRONS OF THE ESTABLISHMENT (NO ACTIVITY AS DEFINED IN 14-1605), WITH ACCESSORY OFFICE IN THE SECOND FLOOR OF 1264 S. 22ND STREET. FOR DOCUMENTATION OF A BREECH OF WALL BETWEEN 1264 AND 1266 S. 22ND STREET IN THE FIRST FLOOR ONLY.

Case No.: 16A

ZBA Appeal Date: 05/12/10

Usevar

Cont/Post

Cal No.: 11643

Appl.No.: 270823

Zon. Class.: R-5A RES

215 ELBRIDGE ST

Applicant: ANTHONY FLOYD, JR

Owner: ANTHONY FLOYD, JR

Attorney Name:

Number of Permits: 1 USEVAR

PERMIT FOR A THREE(3) FAMILY DWELLING IN AN EXISTING STRUCTURE.

Case No.: 17A

ZBA Appeal Date: 05/11/10

Zonevar

Cont/Post

Cal No.: 7173

Appl.No.: 152671

Zon. Class.: RC-2 RES

1027 ALPENA RD (S.E.C.@ BINGHAM STREET)

Applicant: JOSIF MILIS

Owner: MILIS MICHAEL

Attorney Name:

Number of Permits: 1 ZONEVAR

PERMIT FOR THE REMOVAL of EXISTING 5'- 0 " HIGH FENCE , ENCLOSING A SWIMMING POOL IN THE REAR YARD, AND ERECT A 6'- 0 " HIGH FENCE ACCESSORY TO SINGLE FAMILY DWELLING.

Case No.: 18A

ZBA Appeal Date: 09/16/08
