

## 2009 ZONING BOARD ANNUAL REPORT

Prepared by Carolyn Cummins, Board Secretary

Date: November 23, 2009

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**ZB#2007-7 231 Bay Avenue, LLC**  
**Block 63 Lot 19.01, 231 Bay Avenue**  
**Approved 6/4/2009**

Application to renovate existing former Dr. Gimpi's Restaurant structure. Variances were granted for the following pre-existing condition: maximum lot coverage 80.5%, where 75% is permitted; setback of 1.8 ft/14.3 ft where 20 feet is required, side yard of 4.4 feet where 6 ft is required. A use variance was also granted to permit requested uses of commercial on the first floor, residential on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. Preliminary and final site plan approval were also granted.

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**ZB#2008-6 Lentz, D.**  
**Block 51 Lots 1 & 2, 3 Cornwell Street**  
**Approved 1/15/2009**

The Board approved application to enclose the existing second story porch on the riverside of the residential portion of the structure. Variances were granted for pre-existing conditions of minimum lot frontage of 72.37 ft, where 100 feet is required; min. lot width of approximately 87 ft, where 100 ft are required, min. front yard setback on Cornwell Street of 8 ft, where 20 ft is required; min. side yard of .96 ft where 8 ft is required. Variances were also granted for maximum building coverage of 34.7 %, where 25% is permitted; maximum building coverage of 34.7%, where 25% is permitted; maximum impervious coverage of 90.3%, where 65% is permitted; variance for expansion of a prior non-conforming use.

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**ZB#2008-7 Domagala, C.**  
**Block 21 Lot 16.01, 90 Highland Avenue**  
**Approved 4/2/2009**

The Board approved the application to add an unclosed second-story porch of 10 feet in depth, running the width of the home. Variances were granted for pre-existing minimum lot area of 2853 square feet, where 5,000 is required; minimum lot frontage of 28.80 feet, where 50 feet is required; minimum lot width of 30 feet, where 50 feet is required; minimum lot depth of 90 feet, where 100 feet is required; minimum front yard of 17.6 feet, where 35 feet is required and side yards of 3.2/7.7, where 8.5 feet is required.

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**ZB#2009-1 Colby Plumbing**  
**Block 64 Lot 1, 196 Bay Avenue**  
**APPLICATION WITHDRAWN**

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**ZB#2009-2 Dorau, H.**  
**Block 115 Lot 3, 130 Linden Avenue**  
**Approved 7/2/09**

The Board approved application to reconstruct an attached elevated deck based on the plans submitted. Variances granted for pre-existing conditions for deficiency of minimum side yard 5.8/19.2 feet, where 6/8 feet are required. A variance was also granted for Section 21-65 steep slope & Slump block to construct deck.

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**ZB#2009-3 Pittsburgh Chili Kings, LLC**  
**Block 69 Lot 9, 21 Atlantic Street**  
**Approved 9/3/2009**

The Board approved the application to demolish and thereafter construct a single family home. Variances were granted for pre-existing conditions of minimum lot area of 2,700 square feet, where 4000 is required; minimum lot frontage of 30 feet, where 50 feet is permitted; lot coverage for building of 37%, where 33% is permitted. Variances were also granted for side yard setbacks of 5.1 feet on each side where 6/8 feet are required, rear yard setbacks of 12 feet as to 2<sup>nd</sup> floor and 17 feet as to 3<sup>rd</sup> floor, where 20 feet is required.

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**ZB#2009-4 Sarosy, Marie**  
**Block 110 Lot 10, 224 Linden Avenue**  
**Approved on 10/15/2009**

The Board approved the application to construct a 24-foot by 24 foot detached garage at the rear of single-family home. A variance was granted to construct the garage that will have a greater percentage of the ground floor area of the principal structure that is permitted by ordinance.

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**ZB#2009-5 Bay One Nine, LLC**  
**Block 38.01 Lot 13, 19 Bay Avenue**  
**PENDING**

Application for bulk variances for construction of addition and proposed use. Variances needed for maximum lot coverage, front yard on Shore Drive and use variance, minimum lot width and possible parking variance. Proposed uses retail on first floor of bike rental shop and ice cream parlor and an office on the second floor.

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