

# **Bond Case Briefs**

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## **ZONING - PENNSYLVANIA**

### **Riverfront Development Group, LLC v. City of Harrisburg Zoning Hearing Bd.**

**Commonwealth Court of Pennsylvania - January 30, 2015 - A.3d - 2015 WL 400542**

Landowner sought review of city's decision to deny variance and special exception application. The Court of Common Pleas. Landowner appealed.

The Commonwealth Court held that:

- City zoning code provision permitting "one or two-family detached dwellings," without limiting how many detached dwellings were permitted on each lot, was ambiguous, and was to be construed in favor of landowner, and
- Landowner was not entitled to a deemed approval of special exception request.