



**Date of Hearing:** September 26, 2013  
**Time of Hearing:** 9:10  
**Zone Case 207 of 2013**

5 Grape St (Bausman St)

**Zoning District:** R1D-H  
**Ward:** 30  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** Knoxville  
**Applicant:** Abundant Power Church  
**Owner:** Abundant Power Church (prospective owner)

Use of existing structure as a religious assembly (limited).

**Special Exception:** 911.04.A.53 use of religious assembly -limited  
Is a Special Exception in R1D  
Zoning district

**Variance:** 914.02.A                      10 on-site parking spaces required  
and 0 proposed

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

ZBA 32A of 1995, front yard variance of 0ft instead of 25ft Denied for 4 outdoor parking stalls in the easterly side yard at 5Grape St.

**Notes:**

Certificate of Occupancy 30654, dated 8/5/1976, permitted occupancy "Continuation of Church with side stairwell extension".

Certificate of Occupancy 71362, dated 4/8/1996, permitted occupancy "One story structure for showroom for exhibit and display with incidental office in basement".

**Date of Hearing:** September 26, 2013  
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**Zone Case 208 of 2013**

1101 Lyndhurst Dr.

**Zoning District:** R1D-VL  
**Ward:** 14  
**Council District:** 8, Councilperson William Peduto  
**Neighborhood:** Point Breeze  
**Owner:** Zuckerbraun Brian & Noel  
**Applicant:** Zuckerbraun Brian & Noel

35ft x 40ft two story addition to existing single family dwelling.

**Variance:** 903.03.C.2      minimum 30ft front setback required and  
16ft requested  
  
minimum 5ft interior side setback required  
and 0ft requested

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases & Decisions:**

N/A

**Notes:**

N/A



**Date of Hearing:** September 26, 2013  
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**Zone Case 210 of 2013**

236 Whipple St

**Zoning District:** R2-L

**Ward:** 14

**Council District:** 5, Councilperson Corey O'Connor

**Neighborhood:** Swisshelm Park

**Applicant:** Kukura Eric W

**Owner:** Kukura Eric W

28ft x 18ft two story addition and 22ft x 28ft detached garage at rear of single family dwelling.

**Variance:** 903.03.B.2      minimum 5ft interior side setback required and 2.07ft for the addition and 0ft for the garage proposed

minimum 2ft rear setback required and 0ft requested (for the garage)

**Variance:** 912.04.E      for the detached garage:  
shall not exceed one story; 1 ½ story proposed

Appearances

For Appellant:

Objectors:

Observers:

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

**Notes:**

N/A

**Date of Hearing:** September 26, 2013  
**Time of Hearing:** 9:50  
**Zone Case** 212 of 2013

352 Atwood St

**Zoning District:** OPR-A  
**Ward:** 4  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** Central Oakland  
**Applicant:** Dunn Associates INC  
**Owner:** Khalil –Alizray Zelfa H

Construction of three story commercial building with retail sales and services/restaurant (limited) on ground floor and office on floors two through three; two parking spaces accessory to building.

**Variance:** 908.03.D.1(c)                      80% lot coverage permitted;  
85% proposed

**Variance:** 914.02A                              6 parking spaces required and one  
on-site space proposed

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Occupancy 74097, dated 6/20/1997, permitted occupancy” Record store on first floor with one dwelling unit above and two outdoor parking stalls in rear”.

Certificate of Occupancy 79997, dated 9/20/2000, permitted occupancy “890 sq. ft. of first floor for retail sale of natural goods, Monday-Saturday 9:00am until 8:00pm and Sunday 10:00am until 4:00pm”.

**Date of Hearing:** September 26, 2013  
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**Zone Case 213 of 2013**

84 S 14<sup>TH</sup> St

**Zoning District:** R1A-VH

**Ward:**

**Council District:** 3, Councilperson Bruce Kraus

**Neighborhood:** South Side Flats

**Applicant:** Marcanello Christopher

**Owner:** Marcanello Christopher

6ft x 8ft new second level deck for two family dwelling.

**Variance:** 903.03.E.2      minimum 5ft interior side setback required  
and 1ft requested

Appearances

For Appellant:

Objectors:

Observers:

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

**Notes:**

Certificate of Occupancy dated 1986, permitted occupancy" Two dwelling units (continuation)".

**Date of Hearing:** September 26, 2013  
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**Zone Case 215 of 2013**

2134 Rockledge St

**Zoning District:** R1D-M  
**Ward:** 26  
**Council District:** 1, Councilperson Darlene Harris  
**Neighborhood:** Spring Hill  
**Applicant:** Lowry Ricardo & Lakesha  
**Owner:** Lowry Ricardo & Lakesha

Use of basement as childcare (limited) for 4 to 6 children.

**Special Exception:** 911.02 childcare(limited) is a Special Exception in R1D zoning district

Appearances  
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**

N/A

**Notes:**

Certificate of Occupancy 72851, dated 1/16/1997, permitted occupancy" Two story two family dwelling with a two car detached garage. (4' high solid fence in portions of sideyards and gate between houses).

**Date of Hearing:** September 26, 2013  
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**Zone Case 236 of 2013**

4601 Liberty Ave

**Zoning District:** LNC  
**Ward:** 8  
**Council District:** 7, Councilperson  
**Neighborhood:** Bloomfield  
**Applicant:** C W H Partnership  
**Owner:** C H W Partnership

Expansion of existing restaurant to restaurant (general); to 3,143 sq. ft.

**Special Exception:** 911.04.A.57 restaurant (general) in LNC zoning district is a Special Exception

**Special Exception:** 914.11.A.1 two on-site parking spaces required and 0 proposed (2 bike spaces proposed)

Appearances  
For Appellant:

Objectors:

Observers:

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

**Notes:**  
N/A
