



Division of Development Administration and Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

December 4, 2014

Date of Hearing: December 4, 2014
Time of Hearing: 9:00
Zone Case 280 of 2014

67 Semicir St

Zoning District: R1D-M
Ward: 26
Council District: 1, Councilperson Darlene Harris
Neighborhood: Perry North
Applicant: NJDP LLC
Owner: NJDP LLC

Existing 15ft x 10ft rear decks for two story single family dwelling.

Variance: 903.03.C.2 minimum 5ft interior side setback
required and 2ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

N/A

Date of Hearing: December 4, 2014
Time of Hearing: 9:20
Zone Case 283 of 2014

6929 Meade St

Zoning District: R1D-L
Ward: 14
Council District: 9, Councilperson Rev. Ricky Burgess
Neighborhood: Point Breeze North
Owner: Bey Khalil H
Applicant: Bey Khalil H

Use of existing 2 1/2 story structure as four dwelling units.

Special Exception: 921.02.A.4 change from a one non-conforming use to another is a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Residential building permit 13-B-01455, dated 6/18/14, occupancy is for 25ft x 35ft one story three car garage at rear of existing 2 1/2 story two family dwelling.

Date of Hearing: December 4, 2014

Time of Hearing: 9:30

Zone Case 285 of 2014

5250 Liberty Ave

Zoning District: UNC

Ward: 8

Council District: 7, Councilperson Deborah Gross

Neighborhood: Bloomfield

Owner: Morrow Park City Apt LLC

Applicant: Shawn Zimny

New 170 sq. ft. projecting business ID sign (sign2), 25 sq. ft. canopy sign (sign 3) and 58sq. ft. wall mounted sign (alternatively Neighborhood Gateway sign 1) for Morrow Park City Apartments.

Variance: 919.03.R review under 919.03.R(sign 1)

Variance: 919.03.M.8(d)(ii) shall not exceed 9sq. ft. in face area and 170 sq. ft. requested (sign 2)

Variance: 919.03.M 5(c) canopy sign shall not exceed 8" in height and 1'2" proposed(sign 3)

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 149 of 2013, new six story structure to be used as multi-unit residential (215 units) with 181 integral parking stalls and 71 bicycle spaces.

Notes:

Commercial building permit 14-B-00444, occupancy is for use of 6story structure as multi-unit residential with 213 units and 178 integral parking spaces and 73 bicycle spaces (Morrow Park Apartments).

Date of Hearing: December 4, 2014
Time of Hearing: 9:40
Zone Case 283A of 2014

150 5^{1st} Street

Zoning District: UI
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Applicant: VA Architecture
Owner: Lawrenceville Lodge 581 Loyal Order of Moose

Use of existing structure as restaurant (general) with 24 on-site parking spaces.

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|-----------------------------|---|
| Variance: 904.07.C.3 | 10ft interior side setback required and 0ft (parking), 3ft (horseshoe pit), 4ft (HVAC unit) requested |
| Variance: 914.02.A | 31 parking spaces required, and 24 proposed |
| Variance: 914.09.H.1 | standard parking spaces with 65 degree angle shall be 22.06ft long, and 17.5ft proposed
aisle width for standard parking spaces shall be 24ft, and 21ft proposed |
| Variance: 914.09.H.2 | compact parking spaces with 65 degree angle shall be 20.11ft long, and 18ft proposed |
| Variance: 914.10.A | 1 off-street loading space required, and 0 provided |
| Variance: 916.02.A.8 | 15ft rear setback required, and 1ft (horseshoe pit), 5ft (parking) proposed |
| Variance: 918.02.B | landscaped areas shall have a minimum width of 5ft, 3ft requested |
| Variance: 918.02.C | 4 street trees required(51 st St), and 0 provided |

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 3117, dated 8/29/1949, permitted occupancy "Lodge and club room".

Variance: 918.03.A

chain link fencing is not permitted for screening purposes

Variance: 922.04.E

landscape edge outside of right-of-way along street required

Appearances

For Appellant:

Objectors:

Observers:

Date of Hearing: December 4, 2014
Time of Hearing: 10:10
Zone Case 299 of 2014

428 N Craig St

Zoning District: UI
Ward: 5
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: North Oakland
Applicant: North Way Christian Community
Owner: O Brother LLC

Use of existing 4 story structure as religious assembly (general) with existing 38 parking spaces.

Variance: 914.02.A 103 on-site parking spaces required and 38 spaces proposed

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 11-B-02606, dated 10/30/2013, permitted occupancy "Four story extension to existing four story structure for use of office(general) with 28 exterior parking stalls and 10 integral parking stalls(2 ADA spaces)".
