



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

August 4, 2016

Date of Hearing: August 4, 2016
Time of Hearing: 8:50
Zone Case 188 of 2016

4306 Winterburn Ave

Zoning District: R1D-M
Ward: 15
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Greenfield
Applicant: Hutchison Robert M & Jessica M
Owner: Hutchison Robert M & Jessica M

9ft x 20ft shed for single family dwelling.

Variance: 903.03.C.2 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: August 4, 2016
Time of Hearing: 9:10
Zone Case 284 of 2016

95 S 24th St

Zoning District: R1A-VH
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Rolling Lambert LLC
Owner: 95 S 24th Street LP

Lot subdivision, and six new three story single family attached dwellings with integral parking, one car parking pad at rear, rooftop decks, second level rear decks, HVAC units.

Variance : 903.03.E.2 minimum 5ft exterior side setback required and 2ft requested(unit F, unit F rooftop deck, and deck)

minimum 5ft interior side setback required and 0ft (dwellings, rooftop decks, decks)

Variance: 912.04.B minimum 5ft rear setback required and 2ft requested(parking pad)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: August 4, 2016

Time of Hearing: 9:20

Zone Case 266 of 2016

209-211 Alpine Ave, 1509-1511,1512-1514 Arch St

Zoning District: R1A-VH

Ward: 25

Council District: 6,Councilperson R Daniel Lavelle

Neighborhood: Central Northside

Owner: October Real Estate Holdings LLC

Applicant: October Real Estate Holdings LLC

Two new three story single family attached dwellings with integral parking, rear decks, 8ft privacy fence at front and along the interior side for 209-211 Alpine Ave.

8ft privacy fence on interior sides for 1509-1511, 1512-1514 Arch St.

Variance: 903.03.E.2 minimum 15ft rear setback required and 8ft requested (dwellings)

minimum 5ft interior side setback required and 0ft requested (dwellings, decks)

minimum 5ft front setback required and 0ft requested(fence)

Variance: 925.06.A.13 minimum 1ft front setback required and 0ft requested(stairs)

Variance: 925.06.A.3 maximum height 6 ½ ' fence permitted and 8ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 249 of 2015, the applicant's request for four new three story single family attached dwellings with integral parking, front balconies, and rear decks was approved for 1509-1511, 1512-1514 Arch St.

Notes:

N/A

Date of Hearing: August 4 , 2016

Time of Hearing: 9:40

Zone Case 279 of 2016

1529 Chartiers Valley Ln(108-M-10-9-1)

R of W

Zoning District: G1

Ward: 28

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: Fairywood

Applicant: PENTA Engineering CO LLC

Owner: Conrail

New storage silo for storing dry powder cement.

Variance: 904.06.C maximum 75ft height permitted and
112'7" proposed

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: August 4, 2016
Time of Hearing: 9:50
Zone Case 276 of 2016

1610 Noblestown Rd

Zoning District: R2-L

Ward: 28

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: Crafton Heights

Applicant: Theodore Trieschock

Owner: Sanders Martin J

Use of property as vehicle/equipment sale (limited) and incidental vehicle repair.

Special Exception: 921.02.A.4 change from a one nonconforming use to another is a Special Exception

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:

Certificate of Occupancy 1469, dated 7/16/1940, permitted occupancy "New and used cars for sale (parking lot)".

Certificate of Occupancy 82818, dated 2/28/02, permitted occupancy "Continued use of 7,800 sq. ft. one story structure for welding and metal fabrication facility with accessory office and storage area and 10 off-street parking spaces".

Date of Hearing: August 4, 2016
Time of Hearing: 10:00
Zone Case 298 of 2016

2132 Sarah St

Zoning District: R1A-VH
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Peter Margittai Architects LLC
Owner: Minion Greg P & Norine H trust

Use of property as multi-family residential with 14 units, integral parking and rooftop decks.

Variance: 911.04.A.85 multi-unit residential is not permitted in R1A zoning district

Variance: 903.03.E.2 minimum 5ft front setback required and 0ft requested

 minimum 5ft exterior side setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 200702698, dated 9/18/2007, permitted occupancy "Continued use of existing three story former church as single family dwelling".

Date of Hearing: August 4, 2016
Time of Hearing: 10:30
Zone Case 207 of 2016

419 N Craig St

Zoning District: RM-VH
Ward: 5
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: North Oakland
Applicant: JCWS LLC
Owner: JCWS LLC

Use of structure as four dwelling units with off-site parking space located at 500 N Craig St.

Special Exception: 914.07.G.2(a) off-site parking is a Special Exception

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy dated 12/20/1977, permitted occupancy "Three family dwelling".

Date of Hearing: August 4, 2016
Time of Hearing: 10:40
Zone Case 267 of 2016

930 Mellon St

Zoning District: R2-M

Ward: 11

Council District: 7, Councilperson Deborah Gross

Neighborhood: Highland Park

Applicant: ECOCRAFT Homes INC

Owner: Highland Park Community Development Corporation

New three story single family detached dwelling with front porch and two car parking pad at rear.

Variance: 903.03.C.2 minimum 3,200 sq. ft. lot size permitted and 2,568 sq. ft. requested

minimum 30ft front setback required and 11ft requested for porch

minimum 5ft interior side setback required and 3ft requested(porch and parking pad)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

N/A
