



Date of Hearing: January 15, 2015
Time of Hearing: 9:00
Zone Case 303 of 2014

311 Cedarville St

Zoning District: R2-VH
Ward: 8
Council District: 7, Councilperson Deborah Gross
Neighborhood: Bloomfield
Applicant: LDK Management LLC
Owner: LDK Management LLC

Existing 20'x 20' two car garage and five proposed parking stalls at rear of single family dwelling.

Variance: 914.02.A maximum 4 parking spaces per unit permitted

Variance: 903.03.E.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: January 15, 2015
Time of Hearing: 9:10
Zone Case 305 of 2014

4132 Rosalia Pl

Zoning District: R1D-M
Ward: 15
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Greenfield
Applicant: Quirin Frank & Claire F
Owner: Quirin Frank & Claire F

Lot reconfiguration; continued use of existing 2 story single family detached dwelling and new 2 story single family detached dwelling with a one car parking pad.

Variance : 903.03.C.2 minimum lot size 3,200 sq. ft. required and 2,400 sq. ft. (lot 2) and 2,550 sq. ft. (lot 1) requested

 minimum 30ft rear setback required and 5ft (lot 1) and 10ft(lot 2) requested

 minimum 30ft front setback required and 20ft (lot 2) requested

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 285 of 1978, variance granted to erect 1 story, 1 car garage in rear yard.

Notes:

Certificate of Occupancy 16285, 7/2/1968, permitted occupancy "One family dwelling and garage".

Certificate of Occupancy 31934, dated 1987, permitted occupancy "Single family dwelling with one stall detached garage and swimming pool(above ground, 24ft diameter)".

Date of Hearing: January 15, 2015
Time of Hearing: 9:20
Zone Case 307 of 2014

27 Jacksonia St

Zoning District: R1A-VH
Ward: 25
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Central Northside
Owner: Schilling Michael
Applicant: Schilling Michael

New 20ft x 21ft one story detached garage with a rooftop deck at rear of single family dwelling.

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 183 of 2012, variance granted to erect four new 3 story single family attached dwellings and one detached dwelling with one car parking pad for each dwelling unit.

Notes:

Certificate of Occupancy 13-B-00391, permitted occupancy "Three story single family dwelling with two car parking pad area".

Date of Hearing: January 15, 2015
Time of Hearing: 9:30
Zone Case 308 of 2014

29 Jacksonia St

Zoning District: R1A-VH
Ward: 25
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Central Northside
Owner: Rao Venkateshwar B
Applicant: Rao Venkateshwar B

New 20ft x 21ft one story detached garage with a rooftop deck at rear of single family dwelling.

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
ZBA 183 of 2012, variance granted to erect four new 3 story single family attached dwellings and one detached dwelling with one car parking pad for each dwelling unit.

Notes:
Certificate of Occupancy 13-B-00392, permitted occupancy "Three story single family dwelling with two car parking pad area".

Date of Hearing: January 15, 2015
Time of Hearing: 9:40
Zone Case 18 of 2015

2532-2548 Wadsworth St

Zoning District: H, SS-O, UM-O

Ward: 5

Council District: 6, Councilperson R. Daniel Lavelle

Neighborhood: West Oakland

Applicant: Oakland Planning and Development Corporation

Owner: Marias John T

Construct new four story, multi-unit residential structure with community room, leasing office, and 19 vehicular parking spaces.

Variance: 911.02 multi-unit residential is not permitted in H zoning district

Variance: 905.02.C maximum height 40ft/3 stories permitted and 57ft/4 stories requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: January 15, 2015

Time of Hearing: 9:50

Zone Case 17 of 2015

4926 Cypress St

Zoning District: R2-H, SS-O

Ward: 8

Council District: 7, Councilperson Deborah Gross

Neighborhood: Bloomfield

Applicant: Barbour Marshall R

Owner: Barbour Marshall R

Use of multi-unit residential (14 units) with 6 parking spaces, or alternatively 0 spaces.

Variance: 914.02.A 10 parking spaces required, and 0 requested

Or alternatively

Variance: 914.02.A 10 parking spaces required, and 6 requested

Variance: 903.03.D minimum 15ft exterior side setback required , and 0ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 78 of 2012, Special Exception approved for conversion of existing structure (warehouse) into multi-unit residential building (14 units total) with conditions.

Notes:

N/A

Date of Hearing: January 15, 2015
Time of Hearing: 10:00
Zone Case 5 of 2015

3538 Frazier St

Zoning District: R1A-H
Ward: 4
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Oakland
Applicant: Joseph Bellisario Family Limited Partnership
Owner: Joseph Bellisario Family Limited Partnership

New two story two family dwelling with 20ft x 19ft two car parking pad at rear.

Variance: 911.04 two family dwelling is not permitted in R1A zoning district

Variance: 925.06.C minimum 15ft exterior side setback required and 0ft(dwelling) and 3.5ft (garage) requested

Variance: 903.03.D.2 minimum 5ft interior side setback required and 1.5ft requested(garage)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 26 of 1995, variance granted for the erection of a 25'x37' 1-story extension to rear of existing 2-story vacant structure with occupancy for the storage of automobiles for repair garage located at 3536 Frazier St.

Notes:

Certificate of Occupancy 69425, dated 5/10/1995, permitted occupancy "Two story structure (currently vacant) with a 25'x37' one story rear extension for use as storage of automobiles for repair garage located at 3536 Frazier St (rear extension)."

Date of Hearing: January 15, 2015
Time of Hearing: 10:10
Zone Case 3 of 2015

210 E End Ave

Zoning District: R2-L
Ward: 14
Council District: 9, Councilperson Rev. Ricky Burgess
Neighborhood: Hazelwood
Applicant: Pivirotto Real Estate
Owner: Cooke Nancy B

Use of existing 3 story structure as seven residential dwellings with existing parking at rear.

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:

ZBA 26 of 2009, special exception approved to change from one nonconforming use(funeral home) to a four unit residential structure(two units on the first floor and two units on the upper floors) with seven parking stalls and a 2-car garage.

Notes:

Certificate of Occupancy 34401, dated 8/25/1978, permitted occupancy "Funeral home and one dwelling unit and one car detached garage and seven outdoor parking stalls (enclose portion of front porch)."
