



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

July 23, 2015

Date of Hearing: July 23, 2015
Time of Hearing: 9:00
Zone Case 152 of 2015

3400 Dawson St(parcel 28-S-54,48,44)

Zoning District: R1A-H

Ward: 4

Council District: 3,Councilperson Bruce Kraus

Neighborhood: CentralOakland

Applicant: St George Syrian Orthodox Catholic Church

Owner: St George Syrian Orthodox Catholic Church

Use of 22 off-site parking spaces (located at parcels 28-S-48, 28-S-45) as accessory to existing church.

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:

N/A

Date of Hearing: July 23, 2015
Time of Hearing: 9:30
Zone Case 155 of 2015

1204-1206 Loraine St

Zoning District: R1A-VH

Ward: 22

Council District: 1, Councilperson Darlene Harris

Neighborhood: Central Northside

Owner: Kimmel Joan L

Applicant: Kimmel Joan L

New one story single family detached dwelling with a one car detached garage and 22'x15'1" front porch and 6ft privacy fence along the front, rear and interior sides property lines.

Variance: 903.03.E.2

minimum 15ft rear setback required
and 8.5ft requested(dwelling)

minimum 5ft interior side setback
required and 0ft requested(garage)

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

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: July 23, 2015
Time of Hearing: 9:40
Zone Case 160 of 2015

711 S Negley Ave

Zoning District: RM-M
Ward: 7
Council District: 8, Councilperson Daniel Gilman
Neighborhood: Shadyside
Applicant: Steven Hawkins
Owner: Bridging the Gap Development LLC

New 3 ½ story four family dwelling with surface parking.

Variance: 903.03.C.2 minimum lot size per unit 1,800 sq. ft.
permitted and 1,000 sq. ft. requested

minimum 25ft rear setback required
and 7ft requested

minimum 10ft interior side setback
required(parking area) and 0' & 4'
requested

Variance: 912.04.B minimum 2ft rear setback required and
0ft requested(parking area)

Variance: 916.02.B.2 maximum height 50ft/4 stories
permitted and 52ft/3 ½ stories
requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A
Notes:

Certificate of Occupancy
29510, dated 12/17/1975,
permitted occupancy "2 ½
story multiple family dwelling
with three units and two car
detached garage".

Date of Hearing: July 23, 2015
Time of Hearing: 9:50
Zone Case 156 of 2015

4306 Centre Ave

Zoning District: R1D-VL

Ward: 4

Council District: 8, Councilperson Daniel Gilman

Neighborhood: North Oakland

Applicant: Stetten George Dewitt & Nancy Zufall

Owner: Stetten George Dewitt & Nancy Zufall

6ft high wall at front of single family dwelling.

Variance: 903.03.A.2 minimum 30ft front setback required
and 0ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy
28758, dated 6/17/1975,
permitted occupancy "2 story
one-family dwelling with one
car integral garage".

Date of Hearing: July 23, 2015
Time of Hearing: 10:00
Zone Case 157 of 2015

5700 Centre Ave

Zoning District: RM-M
Ward: 7
Council District: 8, Councilperson Daniel Gilman
Neighborhood: Shadyside
Applicant: Szechuan Spice
Owner: N&G Partnership

9sq. ft. projecting sign and 14sq.ft. canopy sign for the existing restaurant.

Review : 919.01.F no sign shall be erected or painted identifying a nonconforming use without review by the Board of Adjustment

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 25 of 2012, applicant's request to use of 3,303.5 sq. ft. of the first floor of ten story structure as a restaurant (general) was approved.

Notes:

Certificate of Occupancy 82794, permitted occupancy "Restaurant first floor (500 sq. ft. expansion, total 7,450 sq. ft.)".

Certificate of Occupancy 13-OCC-00347, permitted occupancy "Use of 600 sq. ft. as retail sales and service (limited) for takeout restaurant on first floor of ten story structure".

Date of Hearing: July 23, 2015
Time of Hearing: 10:10
Zone Case 158 of 2015

8 North Commons/7 North Commons/10 Allegheny Center/3 Allegheny Center

Zoning District: UNC
Ward: 22
Council District: 1, Councilperson Darlene Harris
Neighborhood: Allegheny Center
Applicant: Kolano Design
Owner: Allegheny Center Associates

Four new wall mounted business ID signs (377 sq. ft.).

Variance: 919.03.M.5(a) maximum 80 sq. ft. in sign face area permitted and 377 sq. ft. requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: July 23, 2015
(continued from May 28,2015)

Time of Hearing: 10:20

Zone Case 77 of 2015

3301 Canopolis St

Zoning District: R1D-H

Ward: 20

Council District: 2,Councilperson Theresa Kail-Smith

Neighborhood: Sheraden

Applicant: Carter Kelly

Owner: Carter Kelly

Continued use of existing 2 story structure as four dwelling units.

Review: 911.04

use of four family dwelling is not permitted in R1D zoning district

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 2074 of 1927, appeal granted to permit the erection of a one family dwelling, with the front wall thereof at a distance of 20ft from the property line of Canopolis St.

Notes:

N/A
