



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

October 8, 2015

Date of Hearing: October 8, 2015
Time of Hearing: 9:00
Zone Case 223 of 2015

780-786 Greenfield Ave

Zoning District: RM-M

Ward: 15

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Greenfield

Applicant: Costanzo Richard E

Owner: Costanzo Richard E

Lot reconfiguration and four new three story single family attached dwellings with integral garages and rear decks.

Variance: 903.03.C.2 minimum 3,200 sq. ft. lot size required and 3,102 sq. ft. requested (for #782)

minimum 25ft exterior side setback required and 10ft requested(#786)

minimum 10ft interior side setback required and 0ft requested(each unit, decks) & 5.97ft (#784), 5.59ft (#782)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

ZBA 79A-D of 2012, applicant's request for new 3 story single family detached dwellings was approved.

Notes:

N/A

Date of Hearing: October 8, 2015
Time of Hearing: 9:50
Zone Case 236 of 2015

2402 Sidney St/85 S 24th St

Zoning District: R1A-VH
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Modern Era Weddings
Owner: C&L Partners

Use of portion of existing one story structure as an office(limited) and art studio with incidental events.

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 and Decisions:

Numerous ZBA hearings.

Notes:

Certificate of Occupancy 74929, dated 6/8/1998, permitted occupancy "1-story structure for storage of contractor's equipment, medical equipment and offices for medical supply company and advertising agency".

Date of Hearing: October 8, 2015
(continued from July 16,2015)

Time of Hearing: 10:00

Zone Case 133 of 2015

5151 Baum Blvd

Zoning District: LNC

Ward: 8

Council District: 7, Councilperson Deborah Gross

Neighborhood: Bloomfield

Applicant: ARBY'S Restaurant Group INC

Owner: Munhall Ventures I LP

New one story drive-thru restaurant, fast food with 14 parking spaces and 8ft high privacy fence along the rear (northwesterly) property line.

Special Exception: 913.03.F drive-thru is a Special Exception in LNC zoning district

Variance: 922.04.E.3.a 50% frontage required on side street, 18% provided

Variance: 925.06.A.3 maximum height 6 ½ft permitted and 8ft proposed (privacy fence)

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 56328, dated 11/1/1989, permitted occupancy "Use of second floor as offices with use of ten of existing 27 parking stalls (Snappy Car Rental)."

Date of Hearing: October 8, 2015
Time of Hearing: 10:10
Zone Case 247 of 2015

37 Hartford St

Zoning District: H
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Slops
Applicant: Heidenreich Elizabeth
Owner: Heidenreich Elizabeth

Use of property as Bed and Breakfast (limited).

Variance: 911.04.A.7,A.8 use of B&B (limited) is not permitted in Hillside zoning district

Variance: 911.04.A.7(a) shall have a manager available on the premises on a 24-hour-day basis

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A
