



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

January 7, 2016

Date of Hearing: January 7, 2016
Time of Hearing: 9:00
Zone Case 1 of 2016

3206 Juliet St

Zoning District: R1A-H
Ward: 4
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Oakland
Applicant: David Byer
Owner: David Byer

Use of existing structure as four dwelling units.

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 & Decisions:

Various ZBA hearings.

Notes:

Certificate of Occupancy 28377, dated 2/3/1975, permitted occupancy "First floor -portion of four story structure used as laundromat".

Building permit 15-OCC-00489, dated 8/6/2015, occupancy is for "Use of existing 4 story structure with three existing dwelling units one each on 2nd 3rd and 4th floors with laundry on 1st floor".

Date of Hearing: January 7, 2016

Time of Hearing: 9:20

Zone Case 3 of 2016

3948-3950 Murray Ave

Zoning District: R2-M

Ward: 15

Council District: 5, Councilperson Corey O'Connor

Neighborhood: Squirrel Hill

Owner: Joseph Ronald H

Applicant: Quaker State Construction

Existing two level roof deck replacement with a new deck.

Variance: 903.03.C.2 minimum 30ft exterior side setback
required and 10ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy dated 6/7/1963, permitted occupancy "Beauty shop and grocery-1st floor, two 1-family apartments - 2nd floor".

Date of Hearing: January 7, 2016

Time of Hearing: 9:30

Zone Case of 5 2016

4055 Perrysville Ave

Zoning District: LNC

Ward: 26

Council District: 1, Councilperson Darlene Harris

Neighborhood: Perry North

Owner: Allen Milton & Jerry Ann

Applicant: EGS McFarland Personal Care Home

Use of 1st and 2nd floors of a 3-story structure as personal care residence (large).

Review: 911.04.A.95.A review of use as personal care residence(large)

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 50 of 2011, applicant's request for use of 1st and 2nd floors of a 3-story structure as multi-suite residential serving 14 children ages 8 to 19 with 2 to 4 managers operating 24 hours 7 days a week, was approved with conditions.

Notes:

Certificate of Occupancy 66906, dated 3/24/1994, permitted occupancy "Large personal care residence with 13 clients with two resident managers and a one car integral garage".

Certificate of Occupancy 200900887, dated 6/3/2009, permitted occupancy "Use of 1,120 sq. ft. on the 1st & 2nd floors as child care (general) of existing 3-story structure; with 26 children ages 6 weeks old to 13 years old. The hours of operation will be 6am to 12am (midnight) seven days a week".

Certificate of Occupancy 11-B-01752, dated 6/24/11, permitted occupancy "Use of 1st and 2nd floors of a 3-story structure as multi-suite residential serving 14 children ages 8 to 19 with 2 to 4 managers operating 24 hours 7 days a week.

Date of Hearing: January 7, 2016

Time of Hearing: 9:40

Zone Case 209 of 2015

8 Shadyside Ln

Zoning District: R1D-VL

Ward: 7

Council District: 8, Councilperson Daniel Gilman

Neighborhood: Shadyside

Owner: Warden Steven E

Applicant: Shelton Building Associates LLC

17'x 16' second story addition to single family dwelling.

Variance: 903.03.A.2

minimum 30ft rear setback required
and 12ft requested

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy
51366, dated 6/9/1987,
permitted occupancy "Two
story one family dwelling with
one car attached garage.
(one story rear extension
25'4"x13'2-3/8")."

Date of Hearing: January 7, 2016
Time of Hearing: 10:00
Zone Case 9 of 2016

4400 Forbes Ave

Zoning District: EMI
Ward: 4
Council District: 8, Councilperson Daniel Gilman
Neighborhood: Central Oakland
Applicant: Carnegie Library
Owner: Carnegie Institute

Erect one 14 sq. ft. ground identification sign with LED lettering at front of existing library.

Variance: 919.03.O.3 electronic non-advertising signs are not permitted in EMI zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: January 7, 2016

Time of Hearing: 10:10

Zone Case 40 of 2016

128 Wyoming St

Zoning District: R2-H

Ward: 19

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: Mount Washington

Applicant: Fascino

Owner: Edgos Charalambos & Sohia

Use of portion of the first floor for retail sales and services (limited), personal styling studio. Wall mounted business ID sign.

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

Variance: 919.01.F sign identifying a nonconforming use shall be reviewed by the Board of Adjustment

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 52907, dated 3/14/1988, permitted occupancy "Continued use of existing three story structure with a dance studio and one dwelling unit first floor; one dwelling unit second floor; and one dwelling unit third floor and a one car detached garage".

Date of Hearing: January 7, 2016

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Zone Case 38 of 2016

122 S 19th St

Zoning District: R1A-VH

Ward: 17

Council District: 3, Councilperson Bruce Kraus

Neighborhood: South Site Flats

Applicant: BMA 1 Real Estate LLC

Owner: BMA 1Real Estate LLC

Continued use of property as two family dwelling.

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

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

ZBA 1388 of 1927, appeal granted on construction of one car garage attached to rear of house.

Notes:

N/A
