



Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT

HEARING AGENDA

October 20, 2016

Date of Hearing: October 20, 2016
Time of Hearing: 8:50
Zone Case 363 of 2016

425 Cabot Way

Zoning District: RM-M,LNC
Ward: 17
Council District: 3,Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Dormer Brian
Owner: Dormer Brian

New two story detached garage accessory to single family dwelling located at 1520 Bingham St.

Variance: 912.01.D accessory uses should be located on the same zoning lot and the same zoning district as the primary structure

Variance: 903.03.C.2 minimum 25ft front setback required and 0ft requested

minimum 10ft interior side setback required and 0ft & 3ft requested

Variance: 912.04.E maximum height one story/15ft permitted and two story/22ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

N/A

Date of Hearing: October 20, 2016
Time of Hearing: 9:00
Zone Case 278 of 2016

2212 Saranac Ave

Zoning District: R1D-M
Ward: 19
Council District: 4, Councilperson Natalia Rudiak
Neighborhood: Beechview
Applicant: Timber Holdings LLC
Owner: Timber Holdings LLC

Use of existing structure as single family dwelling with four unrelated persons.

Variance: 926.6.73(b) not more than 3 unrelated persons
are permitted in a single family dwelling

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A

Date of Hearing: October 20, 2016

Time of Hearing: 9:20

Zone Case 375 of 2016

420 Pressley St

Zoning District: R1A-VH

Ward: 23

Council District: 1, Councilperson Darlene Harris

Neighborhood: East Allegheny

Owner: Rothenberg Adam & Stephanie

Applicant: Rothenberg Adam & Stephanie

New rooftop decks above the 3rd and 2nd stories of existing structure with boxwood hedges in 24" planter.

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: October 20, 2016

Time of Hearing: 9:30

Zone Case 280 of 2016

331 Olympia St

Zoning District: R1D-M

Ward: 19

Council District: 2, Councilperson Theresa Kail-Smith

Neighborhood: Mount Washington

Owner: Pinter Joshua D & Samantha J

Applicant: Pinter Joshua D & Samantha J

6ft privacy fence for single family dwelling at rear and along Virginia St, and up to 8ft retaining wall.

Variance: 903.03.C.2 minimum 30ft exterior side setback required and 0ft requested (fence)

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: October 20, 2016

Time of Hearing: 9:40

Zone Case 281 of 2016

117 45th St

Zoning District: R1A-VH

Ward: 9

Council District: 7, Councilperson Deborah Gross

Neighborhood: Central Lawrenceville

Applicant: RP Design Build LP

Owner: Wylie Holdings LP

New three story with mezzanine single family attached dwelling with rooftop deck, 20'x20' two story detached garage at rear.

Variance: 903.03.E.2 minimum 5ft front setback required and 0ft requested(rooftop deck)

minimum 5ft interior side setback required and 0ft requested(dwelling, rooftop deck, garage),4ft(rooftop deck)

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

Variance: 912.04.E maximum height one story/15ft permitted and two story/20ft requested (garage)

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 73226, dated 1997, permitted occupancy"2 ½ story structure with storage of pipe insulation on first floor and office above for pipe insulation company (third floor vacant".

Date of Hearing: October 20, 2016

Time of Hearing: 9:50

Zone Case 304 of 2016

3826 Liberty Ave

Zoning District: R1A-H

Ward: 6

Council District: 7, Councilperson Deborah Gross

Neighborhood: Lower Lawrenceville

Applicant: Golensky Michael

Owner: Golensky Michael

Third story additions and a rooftop deck for the existing single family dwelling.

Variance: 925.06.C minimum 3ft interior side setback required and 0ft requested(addition)

Variance: 903.03.D.2 minimum 5ft interior side setback required and 0ft requested(rooftop deck)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A

Date of Hearing: October 20, 2016

Time of Hearing: 10:00

Zone Case 379 of 2016

5848 Baum Blvd(84-E-116,118)

Zoning District: UNC

Ward: 8

Council District: 9,Councilperson Rev Ricky Burgess

Neighborhood: East Liberty

Applicant: I-CON Development

Owner: Baum Grove LP

Use of parking lot as accessory parking to 5874 Baum Blvd.

Variance: 914.09.A.1 parking in UNC may not be within 10ft of the right-of-way, 2ft requested

Variance: 914.09.H.1 aisle width 24ft required and 22ft requested

Variance: 914.02 parking spaces required and 36 spaces provided

Appearances

For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

Date of Hearing: October 20, 2016
Time of Hearing: 10:10
Zone Case 309 of 2016

385 Bigelow St

Zoning District: R1D-M
Ward: 15
Council District: 5, Councilperson Corey O'Connor
Neighborhood: Greenfield
Applicant: Virginia L Kern Revocable Agreement
Owner: Virginia L Kern Revocable Agreement

8.5' x 20' parking area at front of single family dwelling for parking of a boat.

Variance: 903.03.C.2 minimum 5ft interior side setback required and 1ft requested

minimum 30ft front setback required and 8ft requested

Variance: 926-12.164 parking area means an open space used for the parking of only automobiles

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A

Date of Hearing: October 20, 2016
Time of Hearing: 10:20
Zone Case 377 of 2016

2211,2223,2227,2231 5th Ave

Zoning District: LNC,R2-VH

Ward: 4

Council District: 6, Councilperson R Daniel Lavelle

Neighborhood: West Oakland

Applicant: Intrinsic Ventures, LLC

Owner: Delp Freda

Existing building renovation for use as warehouse, residential storage.

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:
N/A

Notes:

Certificate of Occupancy 78857, dated 3/17/00, permitted occupancy "Offices for research and development with prototype shop and storage of row materials, with 8 existing outdoor parking stalls".

Date of Hearing: October 20, 2016
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Zone Case 376 of 2016

4632 Centre Ave

Zoning District: OPR-B
Ward: 4
Council District: 8, Councilperson Daniel Gilman
Neighborhood: North Oakland
Applicant: Nathan Hart
Owner: Mitchell Dean

Building renovation for use as multi-family residential (14 units).

Variance: 914.02 14 on-site parking spaces required

Variance: 914.10.A one off-street loading space required

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 28780, dated 6/23/1975, permitted occupancy "3 story building, first floor, restaurant and laundromat; upper floor, total of six units".

Date of Hearing: October 20, 2016
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Zone Case 372 of 2016

411 7th Ave

Zoning District: GT-A

Ward: 2

Council District: 6, Councilperson R Daniel Lavelle

Neighborhood: Central Business District

Applicant: Shamrock Building Services INC

Owner: 411 Seventh Avenue Associates

497.7 sq. ft. high wall identification sign replacing the existing sign.

Variance: 921.03.F sign that extend above the roof or
 919.01.E.6 parapet wall shall be prohibited

Appearances

For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:

Certificate of Occupancy 88699, dated 8/8/2005, permitted occupancy "Installation of a high wall sign (723 sq. ft.) located on the Chamber of Commercial Building at 411 Seventh Avenue".
