Division of Zoning and Development Review

ZONING BOARD OF ADJUSTMENT HEARING AGENDA

Date of Hearing: September 27, 2018
Time of Hearing: 9:00
Zone Case 239 of 2018

1217 N Negley Ave

Zoning District: R1D-L
Ward: 11
Council District: 7, Councilperson Deborah Gross
Neighborhood: Highland Park
Applicant: Ryan Indovina
Owner: Edelstein Joseph

5ft high open fence along N Negley St and Elgin St.

Variance: 925.06.A.2 maximum 4ft high open fence permitted

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: September 27, 2018
Time of Hearing: 9:10
Zone Case 204 of 2018

203 South Craig St

Zoning District: OPR-B
Ward: 4
Council District: 8, Councilperson Erika Strassburger
Neighborhood: North Oakland
Owner: 417 South Craig LLC
Applicant: Robert Zoelle

Renovation and addition of the existing 3 story building for use as retail and upper-story residential units (4).

Variance: 908.03.D.2 rear setback is 20ft, proposed is 5ft
Variance: 914.02.A total of 4 parking spaces are required for the additions; 0 proposed
Variance: 914.10.A total of 1 loading space required, zero proposed

Past Cases and Decisions:
N/A
Notes:
N/A

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing:  September 27, 2018
Time of Hearing:  9:20
Zone Case 225 of 2018
Buena Vista St/700 Armandale St

Zoning District:  R1A-VH
Ward:  25
Council District:  6,Councilperson R Daniel Lavelle
Neighborhood:  Central Northside
Owner:  Spencer Brad
Applicant:  Nathan Hart

New 3 story single family attached dwellings with integral parking, rear decks, and rooftop decks.

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

Variance:  925.06.C minimum 3ft interior side setback required and 0ft requested for dwellings

Appearances
For Appellant:

Objectors:

Observers:
<table>
<thead>
<tr>
<th>Date of Hearing:</th>
<th>September 27, 2018</th>
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<tbody>
<tr>
<td>Time of Hearing:</td>
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<tr>
<td>Zone Case 236 of 2018</td>
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<tr>
<td>353 Hastings St</td>
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<tr>
<td>Zoning District:</td>
<td>R1D-M</td>
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<td>Ward:</td>
<td>14</td>
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<tr>
<td>Council District:</td>
<td>8, Councilperson Erika Strassburger</td>
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<td>Neighborhood:</td>
<td>Point Breeze</td>
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<tr>
<td>Owner:</td>
<td>Germaine Anthony</td>
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<tr>
<td>Applicant:</td>
<td>Germaine Anthony</td>
</tr>
</tbody>
</table>

Lot subdivision.

**Variance: 903.03.C.2**  
minimum lot size 3,200 sq. ft. permitted

**Variance: 912.01.D**  
accessory uses shall be located on the same zoning lot as primary structure

**Appearances**
For Appellant:

Objectors:

Observers:

**Past Cases and Decisions:**
N/A

**Notes:**
Certificate of Occupancy 200600796, dated 6/15/2007, permitted occupancy '20'x30' two story two car detached garage with second floor used as hobby space/music studio".
Date of Hearing: September 27, 2018
Time of Hearing: 9:40
Zone Case 229 of 2018

625 Foreland St

Zoning District: R1A-VH
Ward: 23
Council District: 1, Councilperson Darlene Harris
Neighborhood: East Allegheny
Applicant: Joshua Cozby (prospective owner)
Owner: Emlin Realty LLC

Use of first floor as retail sales and service (limited), cafeteria.

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

Past Cases and Decisions:
N/A

Notes:
Certificate of Occupancy 55278, dated 5/23/89, permitted occupancy “Automobile general repair tune up garage, second floor office space. No body and fender work”.

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: September 27, 2018
Time of Hearing: 9:50
Zone Case 230 of 2018

501 N Negley Ave

Zoning District: R2-H
Ward: 11
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Garfield
Applicant: Dan Xin
Owner: Dan Xin

Use of structure as 6 residential units.

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

Variance: 916.04.B dumpster must be setback 30’ from a R zoned property; 10’ requested

Variance: 925.06.A.2 maximum height for fences in front and exterior side setback is 4’ and need to be open, 5’ tall closed fence requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions: N/A

Notes:
Certificate of Occupancy 40809, dated 10/4/82, permitted occupancy “Use of existing building for group care facility to house no more than 19 residents with condition that counseling shall be limited to residents and no more than 2 residents shall be permitted by the sponsor to have a motor vehicle in their possession, 2. One car rear detached garage, and 3. 4 stall rear parking area”. 
Date of Hearing: September 27, 2018
Time of Hearing: 10:00
Zone Case 240 of 2018

5967 Broad St

Zoning District: UNC
Ward: 11
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: East Liberty
Applicant: South Water Sgn 214
Owner: Morgan Development LLC

New projecting sign for H&R Block.

Variance: 919.03.M.8(d)iii the bottom point less than 10ft above grade

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: September 27, 2018
Time of Hearing: 10:10
Zone Case 233 of 2018

2303 Lutz Ave

Zoning District: R1D-H
Ward: 29
Council District: 4, Councilperson Anthony Coghill
Neighborhood: Carrick
Applicant: Beech Cheryl
Owner: Beech Cheryl

Existing 6ft high privacy fence.

Variance: 903.03.D.2 minimum 5ft front setback required and 0ft requested

minimum 5ft exterior side setback required and 0ft requested

Past Cases and Decisions: N/A
Notes: N/A
Date of Hearing: September 27, 2018
Time of Hearing: 10:20
Zone Case 231 of 2018

1425 Sandusky St

Zoning District: R1A-VH
Ward: 25
Council District: 6, Councilperson R Daniel Lavelle
Neighborhood: Central Northside
Applicant: Parker Nichele C
Owner: Parker Nichele C

Four car parking area accessory to single family residence located at 1207 Sandusky St.

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

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A
Date of Hearing: September 27, 2018  
Time of Hearing: 10:30  
Zone Case 238 of 2018

457 Taylor St

Zoning District: R2-VH  
Ward: 8  
Council District: 7, Councilperson Deborah Gross  
Neighborhood: Bloomfield  
Applicant: Lindsay Jeff  
Owner: Lindsay Jeff

New 2 story two family structure with two car surface parking and rear deck.

<table>
<thead>
<tr>
<th>Variance</th>
<th>Description</th>
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<tr>
<td>903.03.E.2</td>
<td>minimum 5ft interior side setback required and 0ft requested for parking and new dwelling</td>
</tr>
<tr>
<td>912.04.F</td>
<td>minimum 5ft front setback required and 0ft requested for parking</td>
</tr>
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</table>

Variance: 912.04.F building separation 3ft required

Appearances  
For Appellant:

Objectors:

Observers: