**Division of Zoning and Development Review**

### ZONING BOARD OF ADJUSTMENT HEARING AGENDA

**October 5, 2017**

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<th><strong>Date of Hearing:</strong></th>
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<td><strong>Time of Hearing:</strong></td>
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<td><strong>Zone Case 318 of 2017</strong></td>
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2545 & 2537 Penn Ave

**Zoning District:** UI

**Ward:** 2

**Council District:** 7, Councilperson Deborah Gross

**Neighborhood:** Strip District

**Applicant:** Rob Indovina

**Owner:** Sherlin LLC

Renovation of existing 2 story structure and new construction of 4 story addition for use as multi-unit residential with integral parking. Renovation of an existing 5-story building for use as multi-unit residential with integral parking to be combined into one building.

**Special Exception:** 911.02 use as multi-unit residential within the UI zoning district (33 units)

**Administrator Exception:** 925.06.G.1 0ft side setback requested for building addition to primary structure were existing primary structure built within setbacks

**Special Exception:** 904.07.C.4 additional height for 6 stories/84 ft where maximum 4 stories/60ft is permitted

**Special Exception:** 904.07.C.5 additional FAR 10:1 requested where FAR 3:1 maximum is permitted

**Variance:** 914.10.A 0 loading spaces requested where 1 loading space is required

**Past Cases & Decisions:**

N/A

**Notes:**

Certificate of Occupancy 14-OCC-00491, dated 11/18/2014, permitted occupancy "Use of condo unit 102 as single family dwelling".

Certificate of Occupancy 14-OCC-00183, permitted occupancy "Use of two story core and shell with integral parking on 1st floor of 2 story condo structure".

**Appearances**

For Appellant:

Objectors:

Observers:
Date of Hearing: October 5, 2017
Time of Hearing: 9:10
Zone Case 312 of 2017
112 N Mathilda St

Zoning District: R1A-H
Ward: 10
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Garfield
Applicant: Amy Ott
Owner: Urban Metro LLC

Change of use to surface parking accessory to the non-residential uses at 4801-09 Penn Ave.

Variance: 912.01 use as parking within the R1A zoning district, accessory to the primary, non-residential uses located at 4801-09 Penn Ave in the LNC zoning district

Variance: 903.03.D.2 minimum 15ft front setback required and 12ft 71/2 inch requested

minimum 15ft rear setback required and 12ft 71/2 inch requested

minimum 15ft exterior side setback required and 0ft requested

minimum 5ft interior side setback required and 1.5ft requested

Special Exception: 916.09 waiver of Residential Compatibility
916.02.A.1 Standards minimum 15ft front, rear, street side setback required and for parking closer than 15ft to residential zoned property for screening

916.03

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: October 5, 2017
Time of Hearing: 9:20
Zone Case 315 of 2017

583 (579) Rosedale St

Zoning District: RM-M
Ward: 13
Council District: 9, Councilperson Rev Ricky Burgess
Neighborhood: Homewood South
Owner: Booker Robert E & Reanell Berry
Applicant: Booker Robert E & Reanell Berry

18 sq. ft. pole identification sign for child care (general).

Variance: 919.03.N.1 maximum 5sq.ft. in sign face area permitted and 18sq. ft. requested

Past Cases & Decisions:
N/A

Notes:
Certificate of Occupancy 17-occ-0030, dated 2/1/2017, permitted occupancy "Use of existing two story structure as child care (general) for up to 40 children, ages 2 ½ to 12 years, operating 6:00am to midnight seven days per week with existing 17ftx23ft two car parking pad at rear".

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: October 5, 2017
Time of Hearing: 9:30
Zone Case 316 of 2017

201 N Dithridge St

Zoning District: RM-VH
Ward: 4
Council District: 8, Councilperson Daniel Gilman
Neighborhood: North Oakland
Owner: First Church of Christ Scientist PGH PA
Applicant: First Church of Christ Scientist PGH PA

V-shape pole identification LED sign for the existing church.

Variance: 919.03.N.2 maximum 12sq. ft. in sign face area permitted and 13sq. ft. requested

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

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: October 5, 2017
(continued from August 24, 2017)
Time of Hearing: 9:40
Zone Case 297 of 2017

7925 Hill St

Zoning District: RM-M
Ward: 13
Council District: 9, Councilperson Burgess
Neighborhood: Homewood South
Owner: Aquiline Dino
Applicant: Fukui Architects PC

New construction of 4 story mixed use structure with surface parking lot.

Variance: 911.02 uses of medical office (general), office (limited), and restaurant (limited) are not permitted in RM zoning district

Special Exception: 911.04.A.14 use as community center (limited) is a Special Exception in RM zoning district

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions: N/A
Notes: N/A
Date of Hearing: October 5, 2017
Time of Hearing: 9:50
Zone Case 323 of 2017

1514 Fallowfield Ave

Zoning District: R1D-H
Ward: 19
Council District: 4, Councilperson Natalia Rudiak
Neighborhood: Beechview
Applicant: Jain Vikas
Owner: Jain Vikas

Continued use of structure as two family dwelling.

Variance/review: 911.02 continued use as two family dwelling

Past Cases and Decisions:
N/A

Notes:
Certificate of Occupancy 69117, dated 3/10/1995, permitted occupancy “One family dwelling with existing 4’ chain link and 6’ solid fences in rear yard. (21’ diameter, 4’ high pool and 16’ x 20’ rear deck”).

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: October 5, 2017
Time of Hearing: 10:00
Zone Case 324 of 2017

Boundary St (28-H-271)

Zoning District: R2-H
Ward: 4
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Central Oakland
Applicant: Tom Pierce & Tommy Liang
Owner: Perfectall Holding LLC

Subdivide lots and build eight new townhomes.

Variance: 903.03.D.2  minimum lot size 1,800 sq. ft. required and 1,060 sq. ft. proposed

  minimum 15ft rear setback required and 10ft proposed

  minimum 5ft interior side setback required and 4ft and 0ft requested

  minimum 15ft exterior side setback required and 12ft requested

  maximum height 40ft/3 stories permitted and 42ft/4 stories requested

Appearances
For Appellant:

Objectors:

Observers: