<table>
<thead>
<tr>
<th><strong>Date of Hearing:</strong></th>
<th>June 13, 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Time of Hearing:</strong></td>
<td>9:00</td>
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<tr>
<td><strong>Zone Case 139 of 2019</strong></td>
<td></td>
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</tbody>
</table>

3321 Ward St

**Zoning District:** R1A-VH  
**Ward:** 4  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Oakland  
**Applicant:** Palais Real Estate  
**Owner:** Palais Real Estate

One compact car parking at front of single family dwelling.

**Variance:** 903.03.E.2  
minimum 5ft interior side setback required and 3ft requested

**Appearances**
For Appellant:

**Objectors:**

**Observers:**
Date of Hearing: June 13, 2019  
Time of Hearing: 9:10  
Zone Case 146 of 2019  

1419 Cooper Ave  

Zoning District: R1D-M  
Ward: 27  
Council District: 1, Councilperson Darlene Harris  
Neighborhood: Brighton Heights  
Applicant: Homes4comfort LLC  
Owner: Homes4comfort LLC  

Continued use of structure as two family dwelling.  

Variance/Review: 911.02 use as two family dwelling is not permitted in R1D zoning district  

Appearances  
For Appellant:  

Objectors:  

Observers:  

Past Cases and Decisions:  
N/A  

Notes:  
N/A
Date of Hearing: June 13, 2019  
Time of Hearing: 9:20  
Zone Case 148 of 2019  

38th St(49-J-227,228,229)  

Zoning District: R1A-H  
Ward: 6  
Council District: 7, Councilperson Deborah Gross  
Neighborhood: Lawrenceville  
Owner: NESBY LLC  
Applicant: NESBY LLC  

Lots reconfiguration, four new 3 story single family attached dwellings with integral parking, front porches, rooftop decks above the rear 1st story garages.

| Variance: 903.03.D.2 | Minimum lot size 1,800 sq. ft. required and 1,566 sq. ft. proposed  
|----------------------|------------------------------------------------------------------  
|                      | Minimum 15ft front setback required and 7ft for dwellings proposed  
|                      | Minimum 15ft rear setback required and 7ft requested               
|                      | 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:
**Date of Hearing:** June 13, 2019  
**Time of Hearing:** 9:30  
**Zone Case 138 of 2019**

701 Hazelwood Ave  

**Zoning District:** R1D-H  
**Ward:** 15  
**Council District:** 5, Councilperson Corey O'Connor  
**Neighborhood:** Greenfield  
**Applicant:** William Wenchell  
**Owner:** Cochrane Tanis A & William C

New construction of 2 story structure for use Animal Care (general) with accessory parking area.

**Variance:** 911.02  
animal care(general) is not permitted in R1D zone

**Variance:** 903.03.D  
the minimum front setback is 15’, 6’ requested  
the minimum interior side setback is 5’,2.49’ requested

**Variance:** 912.04  
the minimum front setback for accessory parking is 15’, 9’6” requested

**Variance:** 914.06.A  
1 van accessible parking space required, 0 requested

**Special Exception:** 916.02.A.1.c the minimum interior side setback is 15’, 2.49’ requested

**Variance:** 925.06.F  
the minimum setback when provided 3’, 2.49’ requested

**Appearances**  
**For Appellant:**

**Objectors:**

**Observers:**
Date of Hearing: June 13, 2019
Time of Hearing: 9:40
Zone Case 149A of 2019

616 Berkshire Ave

Zoning District: R1D-M
Ward: 19
Council District: 4, Councilperson Anthony Coghill
Neighborhood: Brookline
Applicant: O’Connell Andrew Charles
Owner: O’Connell Andrew Charles

Existing carport at rear of single family dwelling.

Variance: 903.03.C.2 minimum 5ft interior side setback required and 0ft requested

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

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A
Notes:
N/A
Date of Hearing: June 13, 2019
Time of Hearing: 9:50
Zone Case 150 of 2019

233 44th St

Zoning District: R1A-H
Ward: 9
Council District: 7, Councilperson Deborah Gross
Neighborhood: Central Lawrenceville
Applicant: Pichardo Paul Robert
Owner: Pichardo Paul Robert

Rear deck for single family dwelling.

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

Appearances
For Appellant:

Objectors:

Observers: