

**BOARD OF ZONING APPEALS
SEPTEMBER 22, 2008**

9:30

Calendar No. 08-161:

3304 Archwood Avenue

Ward 15

Brian Cummins

7 Notices

John Hayes, owner, appeals to erect a 40' x 36' frame, three car garage with second floor space on a 62' x 165' corner parcel in a Two-Family District on the northwest corner of Archwood Avenue and West 33rd Street; the maximum area allowed is 1,171 square feet and 1,584 square feet is proposed for the first floor plus 1,296 square feet for the second floor, and equals an area overage of 1,708.75 square feet contrary to Section 337.23(7)(a); with a proposed height of 25 feet that exceeds the limit of 15 feet for an accessory building height in a residence district, according to Section 353.05 of the Codified Ordinances. (Filed 8-29-08)

9:30

Calendar No. 08-162:

1595 West 116th Street

Ward 18

Jay Westbrook

7 Notices

Pedro Rodriguez, owner, and Sherry Johns, tenant, appeal to establish use as a type A day care in an existing one family dwelling located in a Semi-Industry District on the east side of East 116th Street; subject to the provisions of Section 345.03(b), no building or Institutional H Occupancy Classification shall be located within 200 feet of the boundary line of an adjoining General or Unrestricted Industry District and no existing building within 200 feet of such boundary line shall be converted or altered to any such use, except that the Board of Zoning Appeals may, in specific instances, permit such conversion or alteration when the development of the immediately surrounding area is essentially residential in character. (Filed 8-29-08)

9:30

Calendar No. 08-165:

231 East 156th Street

Ward 11

Michael Polensek

10 Notices

Northeast Shores Development Corporation, owner, appeals change use of an existing four unit apartment building and retail space to a six unit condominium building and erect a six car garage, proposed to be on a consolidated corner parcel, located in a Local Retail Business District on the southeast corner of East 156th Street and Pythias Avenue at 231 East 156th Street; subject to the provisions of Section 359.01, the existing building is legal but nonconforming, having no setback in the required front yard and no side yard setback where 8 feet is required and a rear yard of 8.4 feet contrary to 20 feet; and the existing gross floor area of 6,088 square feet exceeds the allowed maximum of 4,500 square feet; with the existing driveway being on the property line and not 15 feet from it. The proposed substitution of a nonconforming use requires the Board of Zoning Appeals approval; and the new parking garage for a residence building is proposed at a distance of 6 inches, where 18 inches from the property line is required, as stated in Section 337.23 of the Codified Ordinances. (Filed 9-4-08)

10:30

Ward 19

Calendar No. 08-52:

12510 Triskett Road

**Dona Brady
5 Notices**

A Request for Rehearing was approved on September 2, 2008, and Triskett Road Storage LLC, owner, and Clear Channel Outdoor, tenant, appeal to change an existing billboard to a digital electronic billboard unit, located on an acreage parcel in a Semi-Industry District on the north side of Triskett Road at 12510 Triskett Road; contrary to a denied permit application on February 29, 2008 and the required approval from the City Planning Commission for replacement/reconstruction of an existing nonconforming billboard, according to the provisions of Section 350.10(1) of the Codified Ordinances. (Filed 3-14-08; testimony taken 6-16-08; rehearing 8-25-08)