

BOARD OF ZONING APPEALS

NOVEMBER 10, 2003

9:30

Calendar No. 03-276:

9300 Woodland Avenue

Ward 4

Kenneth Johnson

5 Notices

Coleman Trucking c/o Mark Coleman, owner, and Sam Kash, tenant, appeal to change the use of an existing approximate 32' x 20' service station building situated on a 100' x 140' parcel located in a Semi-Industry District on the southeast corner of East 93rd Street and Woodland Avenue at 9300 Woodland Avenue; the proposed change of use being subject to the Industrial Districts Regulations of Sections 345.03(c)(2) where an auto repair is required to be 100' from a residential district and the proposed use abuts a residential district at the rear and subject to the requirements of Specific Uses Regulated in Sections 347.08(a)(b)(c) where trash areas and containers shall not be visible from a public street or lots designated for residential purpose and shall be screened and that trash shall be stored in non-combustible airtight containers with adequate vehicular access for pick up provided; and contrary to Section 352.10 of the Landscaping and Screening Requirements, where no landscaping is proposed along either East 93rd Street or Woodland Avenue and 6' landscape strips are required between the parking lot and the street; and subject to the provisions of Section 349.07 in the Off-Street Parking and Loading Requirements, where parking spaces, driveways and maneuvering areas shall be striped and properly graded for drainage, and accessory off-street parking spaces shall be provided with wheel or bumper guards and dimensions of curb cuts be clearly shown; and an adequate site plan that is legible, drawn to scale with property lines being clearly indicated and use areas identified is required as stated in Section 334.20 of the Codified Ordinances. (Filed 10-2-03)

9:30

Calendar No. 03-277:

9410 Way Avenue

Ward 2

Robert White

6 Notices

Londell Edwards, owner, previously appealed to install a 45' high telecommunications tower to the rear of a 2 1/2-story single family house on a 50' x 100' parcel in a Two-Family District and was denied by the Board on June 30, 2003; appellant now appeals to have a 30' high telecommunications tower instead and to be located on the south side of Way Avenue at 9410 Way Avenue; said installation being contrary to the Wireless Telecommunications Facilities Regulations, where a 30' high telecommunications tower is proposed where none is permitted in a Residential District as stated in Section 354.08(a) of the Codified Ordinances. (Filed 10-2-03)

**BOARD OF ZONING APPEALS
NOVEMBER 10, 2003**

9:30

Calendar No. 03-278:

1012 Fairfield Avenue

Ward 13

Joe Cimperman

7 Notices

Leah Sanford, owner, appeals to construct a wooden, 20' x 21' roof deck addition to an existing garage and a 4'-2" x 24' wooden bridge that connects it to an existing dwelling, and all situated on a 32' x 91' parcel located in a Multi-Family District on the north side of Fairfield Avenue at 1012 Fairfield Avenue; said construction being contrary to the Height Regulations of Section 353.05 where the maximum height allowed for an accessory building is a mean height of 15' and an overall height of 16' is provided; and contrary to the provisions of Area Requirements in Section 355.04(a) where the maximum gross floor area allowed is 50% of the lot size, or 1,456 s/f, and a total of 2,090 s/f is proposed; and contrary to Sections 357.08 of Yards and Courts, a rear yard of 20' is required and there is none provided behind the existing garage and an interior side yard of 2' is proposed where no interior side yard shall be less than 3' from the property line as stated in Section 357.09 of the Codified Ordinances.(Filed 10-3-03)

9:30

Calendar No. 03-286:

3587 East 104th Street

Ward 2

Robert White

5 Notices

Debra Dowd, owner, appeals to install 84' linear feet of 4' high chain link fence at the front and side yards of a one family dwelling on a 35' x 90' parcel located in a Single-Family District on east side of East 104th Street at 3587 East 104th Street; the proposed chain link fence being contrary to the Fence Regulations where in residential districts only ornamental fences shall be installed in actual front yards as stated in Sections 358.04(c)(1) of the Codified Ordinances. (Filed 10-8-03)

9:30

Calendar No. 03-287:

2207 East 33rd Street

Ward 5

Frank Jackson

Violation Notice

Cellie Pittman, owner, appeals under Section 329.01(e) from a Violation Notice issued September 30, 2003 by the Building and Housing Department for failure to comply with the Residential Districts Requirements, where access and maintenance of accessory off-street parking spaces, driveways and maneuvering areas shall be properly graded for drainage so that all water is drained within the lot providing such parking spaces and be surfaced with concrete, asphalt or similar surfacing material, and maintained in good condition, free of debris and trash as stated in Section 337.18 of the Codified Ordinances. (Filed 10-8-03)

BOARD OF ZONING APPEALS

NOVEMBER 10, 2003

9:30

Calendar No. 03-293: 1859 West 25th Street

**Ward 14
Nelson Cintron
11 Notices**

Heil Block, Inc. c/o Jeff Allison, owner, appeals to change the use of an existing two-story, brick mixed use building from 6 dwelling units and 3 stores to 3 dwelling units, 1 store and 1 bar situated on an approximate 66' x 157' irregular shaped parcel in a General Retail Business District on the southeast corner of Bridge Avenue and West 25th Street at 1859 West 25th Street; said change of use being contrary to the Off-Street Parking and Loading Requirements where no parking spaces are proposed and 18 parking spaces are required as stated in Section 349.04 of the Codified Ordinances. (Filed 10-15-03)

9:30

Calendar No. 03-298: 6512 Hubbard Avenue

**Ward 12
Edward Rybka
4 Notices**

Eric Jones, owner, appeals to erect a 20' x 28' two-story, frame expansion to an existing 1 1/2-story frame, one family dwelling on a 35' x 50' parcel located in a Semi-Industry District on the south side of Hubbard Avenue at 6512 Hubbard Avenue; said expansion being subject to the Industrial Districts Regulations of Section 345.03(b) where no dwelling house in a Semi-Industry District shall be located within 200' of the boundary of adjoining General or Unrestricted Industry Districts and the proposed abuts a General Industry District and contrary to the Yards and Courts Requirements in Sections 357.09(b)(2), where no building shall be erected less than 10' from a main building on an adjoining lot and a minimum interior side yard may not be less than 3' and 2' is provided, and subject to the regulations of Nonconforming Uses where expansion or change of a nonconforming use requires the Board of Zoning Appeals approval as stated in Section 359.01 of the Codified Ordinances. (Filed 10-17-03)

**BOARD OF ZONING APPEALS
NOVEMBER 10, 2003**

POSTPONED FROM OCTOBER 13, 2003

10:30
Calendar No. 03-220: 8701 Buckeye Road Ward 4
Kenneth Johnson
5 Notices

Tom and Judy Sprungl, owners, appeal to change the use of an existing 24' x 36' one-story masonry building with an attached 36' x 63' one-story masonry garage building all situated on an irregular shaped corner parcel located in a General Retail Business District on the north corner of East 87th Street and Buckeye Road at 8701 Buckeye Road; said change of use being contrary to the Business District Requirements where a motor vehicle repair garage is first permitted in a Semi-Industry District as stated in Section 345.03 of the Codified Ordinances and not permitted in a General Retail Business District as stated in Section 343.11 of the Codified Ordinances. (Filed 7-29-03; testimony taken.)

Calendar No. 03-221: 8707 Buckeye Road Ward 4

Tom and Judy Sprungl, owners, appeal to use an existing premises for accessory parking and storage for an auto repair garage at 8707 Buckeye Road all situated on an approximately 30' x 138' parcel located in a General Retail Business District on the north side of Buckeye Road at 8707 Buckeye Road; said use being contrary to the Business District Requirements where accessory parking and storage for a motor vehicle repair garage is first permitted in a Semi-Industry District as stated in Section 345.03 of the Codified Ordinance and not permitted in a General Retail Business District as stated in Section 343.11 of the Codified Ordinances.(filed 7-29-03; testimony taken.)

Second postponement granted for additional review of the appellants' proposed plan.

POSTPONED FROM OCTOBER 20, 2003

10:30
Calendar No. 03-260: 10231 Adelaide Avenue Ward 18
Jay Westbrook
4 Notices

Nicholas Karnavas, owner, appeals to enclose an existing 7' x 24' frame front porch of a one family dwelling house situated on an approximate 40' x 123' irregular shaped parcel located in a Two-Family District on the south side of Adelaide Avenue at 10231 Adelaide Avenue; said porch enclosure being contrary to the Yards and Courts Requirements, where a 7' projection is proposed and enclosed front porches shall not project more than 4' as stated in Sections 357.13(b)(4) of the Codified Ordinances.(Filed 9-10-03; testimony taken.)

First postponement granted for appellant to provide a revised plan showing more windows, at least 80%, for the porch enclosure walls.
