

**BOARD OF ZONING APPEALS**

**FEBRUARY 21, 2006**

**9:30**

**Calendar No. 06-12:**

**11112 Clifton Boulevard**

**Ward 18**

**Jay Westbrook**

**9 Notices**

Clifton Management LLC, owner, and Gene Elbert, tenant, appeal to change the use of a first floor retail store to an ice cream shop in an existing mixed use building, situated on a 75' x 175' parcel located in a Multi-Family District on the north side of Clifton Boulevard at 11112 Clifton Boulevard; contrary to Section 349.04(f), no off-street parking is provided and two spaces are credited where four spaces are required; and the substitution of an existing nonconforming use requires the Board of Zoning Appeals approval, as stated in Section 359.01(a) of the Codified Ordinances. (Filed 11-13-05)

**9:30**

**Calendar No. 06-13:**

**211 Prospect Avenue**

**Ward 13**

**Joe Cimperman**

**10 Notices**

Downtown Buildings LLC, owner, and MRN, Ltd., appeal to demolish an existing two-story retail structure and construct a surface parking lot in its place, situated on a 35' x 84' corner parcel located in a General Retail Business District on the northeast corner of Prospect Avenue and East 3<sup>rd</sup> Street at 211 Prospect Avenue; where the proposed project is located within a designated downtown district, and Section 349.14(d) requires City Planning Commission approval where the surface parking lot is prohibited by the Regulations of Section 349.14, although the Board of Zoning Appeals may grant a variance, but only if it determines that denial of the variance would deprive the property owner of all reasonable economic use of the subject property, as stated in Section 349.14(g) of the Codified Ordinances. (Filed 1-18-06)

**9:30**

**Calendar No. 06-14**

**10510 Park Lane**

**Ward 6**

**Patricia Britt**

**7 Notices**

PLY Associates, LP, owner, appeal to renovate an existing apartment six-story brick apartment building to accommodate a restaurant, construct a condominium and retail stores, and a parking garage, situated on a 200' x 262' corner parcel located in a Multi-Family District on the southeast corner of Park Lane and East 105<sup>th</sup> Street at 10510 Park Lane; subject to the limitations of Section 337.08 where retail stores and restaurants are not permitted in a Multi-Family District but are first permitted in a Local Retail Business District; and contrary to Sections 357.09(b)(2)C, an interior side yard of 3' is proposed and no interior side yard may be less than one-fourth the height of the main building or approximately 16' and instead of 180 square feet, parking spaces measure approximately 146 square feet, contrary to Section 325.03 of the Codified Ordinances. (Filed 1-20-06)

**BOARD OF ZONING APPEALS  
FEBRUARY 21, 2006**

**9:30**

**Calendar No. 06-15:**

**818 East 185<sup>th</sup> Street**

**Ward 11**

**Michael Polensek**

**14 Notices**

East 185<sup>th</sup> Street Properties LLC, owner, and Northshore Café's, Inc., tenant, appeal to add live entertainment to the use in a first floor space of an existing café/restaurant, situated on a 22' x 122' parcel in a Local Retail Business District on the west side of East 185<sup>th</sup> Street at 818 East 185<sup>th</sup> Street; the proposed addition of live entertainment being first permitted in a General Retail District and subject to the limitations for a Local Retail District, as stated in Sections 343.01(b)(2)(F) of the Codified Ordinances. (Filed 1-20-06)

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**9:30**

**Calendar No. 06-17:**

**3749 East 142<sup>nd</sup> Street**

**Ward 3**

**Zachary Reed**

**10 Notices**

Baldeep Grewal, owner, appeals to change the use of a 22' x 97' one-story masonry building from a laundromat to a day care facility, situated on s 70' x 212' corner parcel in an A1 One-Family District on the southeast corner of at 142<sup>nd</sup> Street and Bartlett Avenue at 3749 East 142<sup>nd</sup> Street; the proposed change of use being subject to the Residential Districts Regulations, where by reference a day care and its uses, if located less than 30' from any Residence District not used for a similar purpose, require the Board of Zoning Appeals approval as stated in Section 337.02(f)(3)(c) of the Codified Ordinances. (Filed 1-25-06)

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**POSTPONED FROM JANUARY 30, 2006**

**10:30**

**Calendar No. 06-01:**

**12814 Carrington Avenue**

**Ward 20**

**Martin Sweeney**

**9 Notices**

Kudaco LLP, and Murray Kudroff, owner, appeal to change an existing two-story, one family dwelling, formerly occupied as a convent building, to a three family dwelling, situated on a 40' x 150' parcel in an A1 One-Family District on the north side of Carrington Avenue at 12814 Carrington Avenue; where a three family dwelling is contrary to Section 337.02, not being permitted in a One-Family District and contrary to Section 357.09(2)C, a 3' interior side yard is provided and 10' is required and subject to Section 349.05(a), no required off-street parking shall be located within 10' of any wall of a residential building or structure containing ground floor openings which provide light and ventilation; and the former nonconforming use as a convent building requires the Board of Zoning Appeals approval, as stated in Section 359.01 of the Codified Ordinances. (Filed 1-3-06; no testimony taken.)

**First postponement requested by appellant's architect for time to evaluate the fire damage that occurred to the property.**

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