

BOARD OF ZONING APPEALS

APRIL 12, 2004

9:30

Calendar No. 04-59:

5718 Bridge Avenue

Ward 17

Matt Zone

11 Notices

Norma Rodriguez, owner, appeals to change a mixed use, two-story brick building from a store and one dwelling unit to a restaurant and one dwelling unit, situated on a 36' x 84' parcel in a Two-Family District on the north side of Bridge Avenue at 5718 Bridge Avenue; contrary to Section 337.03, where a restaurant is not permitted in a Two-Family District but first allowed in a Local Retail Business District, and the proposed substitution of a restaurant for the nonconforming store is subject to the provisions under Section 359.01, which require that the substitution be approved by the Board of Zoning Appeals; and contrary to Section 349.04(b) of the Off-Street Parking and Loading Requirements, there may be one or three parking spaces provided in an existing garage and six parking spaces are required, one for the dwelling unit and five for the restaurant, and the Board of Zoning Appeals is limited in its power to allow uses other than those listed in the Zoning Code as permitted in the use district next lower in order of restrictiveness to the district in which such lot is located, as stated in Section 329.03(d)(3) of the Codified Ordinances. (Filed 3-19-04)

9:30

Calendar No. 04-61:

11614 Madison Avenue

Ward 18

Jay Westbrook

5 Notices

CPT Investment LLC, owner, and John Hosper, tenant, appeal to expand the use of a two-story, masonry stores and suites building by adding a tattoo store, all situated on a 150' x 90' corner lot in a Semi-Industry District on the northeast corner of West 117th Street and Madison Avenue at 11614 Madison Avenue; contrary to the Regulations for Specific Uses, the proposed use expansion is an approximate 700' distance from the Residential District to the rear and a tattooing business is required to be a distance of at least 1000' from a Residential District as stated in Section 347.12(b)(1) of the Codified Ordinances. (Filed 3-23-04)

BOARD OF ZONING APPEALS

APRIL 12, 2004

9:30

Calendar No. 04-62:

9515 Woodland Avenue

Ward 6

Patricia Britt

5 Notices

M. Weingold & Company, owner, and Independence Excavating c/o Justin Fox, lessee, appeal to do rock crushing on a portion of an irregular shaped acreage parcel situated in a General Industry District on the north side of Woodland Avenue at 9515 Woodland Avenue; the proposed rock crushing by definition in Section 325.571, meaning any activity that uses mechanical processes to break down any man-made or naturally formed consolidated or coherent and relatively hard mass of material, including but not limited to stone, concrete, cement, asphalt, conglomerate or any similar material into gravel or other small particulate matter, and is contrary to Section 345.04(b)(15) of the Industrial Districts Regulations, where the proposed rock crushing may be only permitted as accessory or incidental to a permitted use in a General Industry District and only on a special permit from the Board of Zoning Appeals and is prohibited in a General Industry District under Section 345.04(c) of the Codified Ordinances.

(Filed 3-26-04)

9:30

Calendar No. 04-63:

18216 Canterbury Road

Ward 11

Michael Polensek

8 Notices

Sean Rozell, owner, appeals to change two dwelling units to be three dwelling units in an approximate 22' x 45' two and one-half story, frame dwelling house, situated on a 50' x 95' parcel in a One-Family District on the south side of Canterbury Road at 18216 Canterbury Road; contrary to Section 337.02 of the Residential Districts Regulations that prohibit a three family dwelling in an A1 One-Family District and Section 355.04 for Area Requirements, where a lot size of 4,656 s/f is provided and 7,200 s/f is required and Section 357.08(b)(1) under Yards and Courts Requirements, a rear yard of 7' is provided where a 20' rear yard depth is required and subject to the provisions for Nonconforming Uses, the expansion of a nonconforming use requires the Board of Zoning Appeals approval as stated in Section 359.01 of the Codified Ordinances. (Filed 3-29-04)
