

**BOARD OF ZONING APPEALS
SEPTEMBER 24, 2007**

9:30

Calendar No. 07-171:

6700 Harvard Avenue

Ward 12

Anthony Brancatelli

5 Notices

George Glyptis, owner, appeals to erect a 24 square foot free-standing sign in front of an existing restaurant in a General Retail Business District on the southeast corner of Harvard Avenue and East 67th Street at 6700 Harvard Avenue; the proposed sign being in the vision clearance triangle and 6 feet high from grade, where signs shall be located and designed so as to maintain a substantially clear view between 2.5 feet and 8 feet above grade in a triangle formed by intersecting street right-of-way lines and a line 30 feet from the point where the street lines intersect, according to Section 350.08(b) of the Codified Ordinances. (Filed 8-17-07)

9:30

Calendar No. 07-172:

4462 Denison Avenue

Ward 15

Brian Cummins

2 Notices

Brenda Lovell Wakut, owner, appeals to install a fence and concrete pad at the rear property line of a mixed use building, contrary to one of the conditions imposed with a variance granted by the Board of Zoning Appeals in Calendar No. 06-221, for expansion of a restaurant, provided that appellant maintain a 20 foot distance from the rear property line, where appellant now proposes a further expansion with paving, fencing and occupying the required 20 foot clear area and requires approval from the Board of Zoning Appeals according to the provisions of Section 359.01 of the Codified Ordinances. (Filed 8-20-07)

9:30

Calendar No. 07-173:

961-63 East 128th Street

Ward 9

Kevin Conwell

4 Notices

Russell Miller, owner, appeals to enclose a second floor front porch of a two family dwelling, situated on a 36' x 100' parcel in a Two-Family District on east side of East 128th Street at 961-63 East 128th Street; the proposed enclosure projects 9 feet and no enclosed porch may project more than 4 feet nor aggregate a vertical area in any story more than 20 percent of the area of the façade in that story, as stated in Section 357.13(b)(4) of the Codified Ordinances. (Filed 8-21-07)

9:30

Calendar No. 07-177:

11204 Lorain Avenue

Ward 19

Dona Brady

11 Notices

Aziz Syed, owner, appeals to change a retail store to a barbershop in an existing two-story building located in a Residence Office District on the north side of Lorain Avenue at 11204 Lorain Avenue; subject to the limitations of Section 357.10(c) the proposed use is not permitted but first permitted in a Local Retail Business District; and no substitution or change in nonconforming use shall be permitted except by special permit from the Board of Zoning Appeals and such special permit issued only if the Board finds, after public hearing, that such substitution or other change is no more harmful or objectionable than the previous nonconforming use, in floor or other space occupied, in volume of trade or production, in kind of goods sold or produced, in daily hours or other period of use, in the type or number of persons to occupy or be attracted to the premises, or in any other characteristic of the new use as compared with the previous use, as stated in Section 359.01 of the Codified Ordinances.

(Filed 8-27-07)

9:30

Calendar No. 07-184:

495 Miller Court

Ward 13

Joe Cimperman

6 Notices

Ted Sarko, owner, appeals to construct a 20' x 32' three-story dwelling and detached garage proposed to be on a 41.5' x 36' parcel on the southeast corner of Miller Court and West 5th Street at 495 Miller Court; contrary to Section 355.04, the lot space is 1,458 square feet and 4,800 square feet is required; the lot coverage provided is 1,262 square feet contrary to 747 square feet; with 1 foot provided for the front yard, contrary to Section 357.04(a) that requires 10 feet; and a 3 foot rear yard contrary to 20 feet as stated in Section 357.08(b)(1) of the Codified Ordinances. (Filed 8-31-07)

9:30

Calendar No. 07-185:

493 Miller Court

Ward 13

Ted Sarko, owner, appeals to construct a 20' x 32' three-story dwelling and detached 12' x 18' garage proposed to be on a 43.5' x 36' parcel on the southeast corner of Miller Court and West 5th Street at 493 Miller Court; contrary to Section 353.05, the proposed garage is 4.6 feet from the proposed dwelling where 10 feet is required and contrary to Section 355.04, the lot space is 1,566 square feet and 4,800 square feet is required; the lot coverage provided is 1,262 square feet contrary to 783 square feet; with 1 foot provided for the front yard, where Section 357.04(a) requires 10 feet; and a 3 foot rear yard where Section 357.08(b)(1) requires 20 feet; and Section 357.09(2)B states that no interior side yard shall be less than 5 feet in width for a corner lot nor shall the aggregate width of side yards be less than 10 feet, and 20.6 feet and zero are provided; with a roof overhang extending 2 feet over the property line, contrary to Section 357.13(c)(5) that requires it to be not less than 1 foot away from the property line, according to the provisions for Side Yard Encroachments as stated in the Codified Ordinances. (Filed 8-31-07)

9:30

Calendar No. 07-120:

2033-2107 Clover Avenue

Ward 14

Joseph Santiago

13 Notices

JOS Development Inc., owner, appeals to erect five new townhouses in two separate buildings of two and three units, proposed to be situated on two consolidated parcels located in a Two-Family District on the northeast corner of Clover Avenue and West 19th Street at 2033-2107 Clover Avenue; subject to the limitations of Section 337.03(a) a multiple dwelling building of more than two units is not permitted; and contrary to Section 355.04, the proposed lot size of 7,926 square feet exceeds fifty percent of the lot size, or 5,183.5 square feet that is allowed; and a 10 foot distance is proposed between the main building and a rear building, where there may not be less than 40 feet as stated in Section 357.15(a) of the Codified Ordinances.

(Reinstated 8-13-07)
