## BOARD OF ZONING APPEALS JANUARY 12, 2004

9:30 Ward 8
Calendar No. 03-330: 1082-98 East 105<sup>th</sup> Street Sabra Scott
11 Notices

Maher J. Ali, owner, appeals to construct a 50' x 97' one-story grocery store building on an approximate 143' x 155' corner parcel located in a Local Retail Business District and a Two-Family District on the west side of East 105<sup>th</sup> Street at the intersection of East 105<sup>th</sup> Street and Ostend Avenue at 1082-98 East 105<sup>th</sup> Street; contrary to the Residential Districts Regulations in Section 337.02 that prohibit retail sales use in a Two-Family District and contrary to the Landscaping and Screening Requirements of Section 352.11 where an 8' wide landscaping strip is required between the Local Retail District and the abutting Two-Family District and a 5' wide service walk encroaches more than 2'-10" on the required landscaping strip; and contrary to Section 357.04(a) of the Yards and Courts Regulations, a front yard setback of 1' is proposed where 17.5' is required and subject to Sections 357.05(b)(2) where no building shall be erected nearer to the side street at the rear line of the corner lot than the setback building line of the butt lot; provided that for each 1' the building on the corner lot sets in from the rear lot line, it may be set 1' closer to the side street line; and that parking in the 17.5' front setback is proposed where it is prohibited as stated in Section 357.14 of the Codified Ordinances. (Filed 12-4-03)

9:30 Ward 20 Calendar No. 03-333: 3580-82 West 135<sup>th</sup> Street Martin Sweeney 5 Notices

Brian Heidleman, owner, appeals to enclose the existing  $6' \times 24'$  front porches of a two-family dwelling situated on a 40 x 120' parcel located in a Two-Family District on the west side of West  $135^{th}$  Street at 3580-82 West  $135^{th}$  Street; the porch enclosures being contrary to the Yards and Courts Regulations with a proposed 6' projection where not more than 4' is allowed as stated in Sections 357.13(b)(4) of the Codified Ordinances. (Filed 12-9-03)

9:30 Ward 9
Calendar No. 03-334: 11409 Orville Avenue Kevin Conwell
5 Notices

Cleyon Davidson, owner, appeals to enclose an existing  $21' \times 6'$  front porch of a two-story frame, one family dwelling situated on a  $35' \times 67'$  parcel located in a Two-Family District on the north side of Orville Avenue at 11409 Orville Avenue; the proposed porch enclosure being contrary to the Yards and Courts Regulations with a proposed 6' projection where not more than 4' is allowed and may not aggregate a vertical area in any story more than 20% of the area of the façade in that story as stated in Sections 357.14(b)(4) of the Codified Ordinances. (Filed 12-9-03)

## BOARD OF ZONING APPEALS JANUARY 12, 2004

9:30

Calendar No. 03-335: 5516 Stickney Avenue

Ward 16 Michael O'Malley 6 Notices

Dorothy Newton, owner, appeals to construct a  $5' \times 12'$  one-story, frame kitchen addition to an existing two-story frame, one family dwelling situated on a  $50' \times 229'$  irregular shaped parcel located in a Two-Family District on the north side of Stickney Avenue at 5516 Stickney Avenue; the proposed construction is contrary to the Yards and Courts Regulations that require the average of the setback of existing buildings, within 100' on both sides of any lot, shall determine the location of the required front yard line for that lot and 25' is provided where 30' is required as stated in Section 357.06 of the Codified Ordinances. (Filed 12-10-03)

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9:30

Calendar No. 03-336: 2820 Community College Avenue

Ward 5
Frank Jackson
10 Notices

Arbor Park Place LLP, owner c/o Russell Berusch and Kevin Brown, agents, appeal to redevelop and do new construction for a shopping plaza, aka Longwood Plaza, with an 18,000 s/f grocery store and a 20,000 s/f area for other retail use and a 115 space accessory parking lot, all to be situated on a 250' x 360' parcel located in a Local Retail Business District on the west side of Community College Avenue at 2820 Community College Avenue; the proposed plan being contrary to the Off-Street Parking and Loading Requirements where 115 parking spaces are provided and there are 163 spaces required, according to the provisions of the table for Retail Sales Uses as stated in Section 349.04(f) of the Codified Ordinances. (Filed 12-12-03)

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9:30 Ward 18
Calendar No. 03-337: 3503 West 99<sup>th</sup> Street Jay Westbrook
5 Notices

Nabil B. K. Shehada, owner, appeals to enclose two existing front porches of a two-story frame, two family dwelling, situated on a  $40' \times 141'$  parcel located in a Two-Family District on the east side of West  $99^{th}$  Street at 3503 West  $99^{th}$  Street; the proposed porch enclosures are contrary to Sections 357.14(b)(4) of the Yards and Courts Regulations with a 7'-9'' projection proposed where not more than a 4' projection is allowed and subject to the provisions for Nonconforming Uses where the existing nonconforming use building has a 2' interior side yard and a 3' interior side yard is required as stated in Section 359.01 of the Codified Ordinances. (Filed 12-12-03)

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## BOARD OF ZONING APPEALS JANUARY 12, 2004

## **POSTPONED FROM DECEMBER 8, 2003**

9:30 Ward 7
Calendar No. 03-272: 1584 East 82<sup>nd</sup> Street Fannie Lewis
4 Notices

Gregory Neal, owner, appeals to enclose an existing  $12' \times 25'$  front porch of a two-story, frame one-family dwelling, situated on a  $32' \times 120'$  rectangular parcel located in a Multi-Family District on the west side of East  $82^{nd}$  Street at 1584 East  $82^{nd}$  Street; the proposed enclosure being subject to the Enforcement and Penalty Provisions of Section 327.02(d) that require plans for the project be drawn to scale and contrary to the Yards and Courts Requirements where a 12' projection is proposed and enclosed front porches shall not project more than 4' as stated in Section 327.02(b)2 of the Codified Ordinances. (Reinstated 11-10-03; testimony taken)

Postponement granted for appellant to consult with the Councilwoman about the proposed project.