BOARD OF ZONING APPEALS JANUARY 16, 2007

9:30 Ward 6 Calendar No. 06-251: 2161 Murray Hill Road Patricia Britt 15 Notices

Diana and Leo Lenzo, owners, appeal to change to a restaurant/tavern the use of an existing two-story store building, situated on a 33' x 100' parcel located in a Multi-Family District on the east side of Murray Hill Road at 2161 Murray Hill Road; contrary to Section 349.04, there is no parking provided where the proposed restaurant/tavern with 40 seats and 3 staff persons requires 13 parking spaces; and the substitution of a nonconforming use requires that the Board of Zoning Appeals issue a special permit, provided that after a public hearing it finds that such substitution 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 to 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 12-7-06)

9:30 Ward 11 Calendar No. 06-256: 16606-16702 S. Waterloo Road Michael Polensek 12 Notices

Joseph Mobily, owner, and Jim Duppee, tenant, appeal change use from a factory and warehouse to a use for truck sales and salvage that is proposed to be on consolidated acreage parcels, where 125' of the frontage is located in a Semi-Industry District and the remainder of the land is in a General Industry District on the south side of South Waterloo Road at 16606-16702 South Waterloo Road; and the operation of wrecking or dismantling of motor vehicles, or the storage of motor vehicles pending wrecking or dismantling (salvage) is contrary to Section 345.03 and first permitted in a General Industry District; and 7 parking spaces are provided where 19 parking spaces are required, according to Section 349.04(j) of the Codified Ordinances. (Filed 12-15-06)

9:30 Ward 17 Calendar No. 06-257: 6020 Wakefield Avenue Matthew Zone 4 Notices

Luis Martinez and Leonel Pena, owners, appeal to erect a 13'-6" x 19' one-story, frame carport on the northeast portion of a 41' x 80' parcel, situated on the north side of Wakefield Avenue at 6020 Wakefield Avenue; contrary to Section 337.23 (a) the carport is proposed to be at 38' and accessory uses shall be located on the rear half of the lot or at 40' and no parking space shall be located within 10' of any wall or building which contains ground floor openings designed to provide light and ventilation; and the plot plan submitted provides a lot size of 41' x 65' contrary to the lot size of 41' x 80' required by the Division of Engineering and Construction for a plot plan drawn according to scale, according to Section 327.02 of the Codified Ordinances.(Filed 12-18-06)

BOARD OF ZONING APPEALS JANUARY 16, 2007

9:30 Ward 15

Calendar No. 06-263: 1325 Mayview Avenue Brian Cummins

5 Notices

John Cruz, owner, appeals to erect a 36' x 24' one-story frame, reverse gable garage on a 40' x 117.05' parcel, situated in an A1 One-Family District on the south side of Mayview Avenue where it intersects with Redding Road at 1325 Mayview Avenue; the proposed garage being 864 square feet, where the floor area of a private garage erected as an accessory building in residential district shall not exceed 650 square feet, as stated in Section 337.23(a)7A of the Codified Ordinances. (Filed 12-21-06)

POSTPONED FROM NOVEMBER 27, 2006

10:30 Ward 10

Calendar No. 06-204: 944 East 152nd Street Roosevelt Coats

10 Notices

Rajamikant Patel, owner, appeals to construct three one-story retail buildings, proposed to be situated on a through parcel between East 150th Street and East 152nd Street in split zoning between a Local Retail Business District and a Two-Family District on the west side of East 152nd Street at 944 East 152nd Street; subject to the limitations of Section 337.03, the retail stores and accessory uses are not permitted in a Two-Family District; and an eight foot wide, landscape transition strip is required to separate the local retail and accessory uses from the abutting residential lots, and no dumpster enclosure is permitted within the required eight foot wide landscaped transition strip, under the provisions of Sections 352.09 through 352.11 of the Codified Ordinances. (Filed 9-29-06; partial testimony taken.)

Second postponement granted to allow time for completion of the legislative process to achieve a zoning change.

POSTPONED FROM DECEMBER 11, 2006

9:30 Ward 20

Calendar No. 06-245: 3881 West 134th Street Martin Sweeney

4 Notices

Clyde Gazda, owner, appeals to install a 4' tall and 6' tall chain link fence in the actual front yard of a 40' x 150' parcel located in a B1 Two-Family District on the east side of West 134th Street at 3881 West 134th Street; contrary to the Fence Regulations and Section 358.04(c)(1), a chain link fence is proposed and only ornamental fences that do not exceed 4' in height are permitted in a residential district, as stated in Section 358.04(a) of the Codified Ordinances. (Filed 11-27-06)

First postponement granted for appellant to consult with Bellaire Puritas Development representative for recommendations on a modified plan for the proposed fence.