

**BOARD OF ZONING APPEALS
JUNE 28, 2004**

provided where the aggregate width of side yards may not be less than 10' as stated in Section 357.09(2)B of the Codified Ordinances. (Filed 5-28-04)

9:30

Calendar No. 04-131: 271 East 156th Street

Ward 11

**Michael Polensek
8 Notices**

Doreen Mitchell, owner, appeals to change from a store to a day care, the use of a first floor and basement in an existing two-story brick building, situated on a 42' x 100' parcel in a Local Retail Business District on the east side of East 156th Street at 271 East 156th Street; the use as a day care regulated under Section 343.01(b)(1) of Business Districts but requiring the Board of Zoning Appeals approval to determine if adequate yard spaces and other safeguards to preserve the character of the neighborhood are provided, and if such buildings are appropriately located and designed to meet a community need without adversely affecting the neighborhood and if located not less than 30' from any adjoining premises in a Residence District not used for a similar purpose as stated in Section 337.02(f)(3)C of the Codified Ordinances.

9:30

Calendar No. 04-132: 4404 West 47th Street

Ward 16

**Michael O'Malley
9 Notices**

Saul Garcia, owner, appeals to change from a carryout restaurant to a barber shop, the use of the first floor of a two-story frame, mixed use building, situated on a 35' x 105' corner lot in a Two-Family District at the northwest corner of West 47th Street and Woburn Avenue at 4404 West 47th Street; contrary to Section 337.02 of the Regulations for Residential Districts, a barber shop is not permitted in a Two-Family District but first permitted in a Local Retail Business District; and the substitution of a nonconforming use requires the Board of Zoning Appeals approval as stated in Section 359.01(a) of the Codified Ordinances. (Filed 5-28-04)

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9:30

Calendar No. 04-133: 4417 West 48th Street

Ward 16
Michael O'Malley
3 Notices

Thomas and Kathleen Hickson, owners, appeal to enclose a 7'7" x 24' second floor front porch of an existing two-family, frame dwelling, situated on a 40' x 110' parcel in a Two-Family District on the east side of West 48th Street at 4417 West 48th Street; contrary to the Requirements for Yards and Courts, the proposed porch enclosure projects 7'7" and no enclosed porch may project more than 4' and may not aggregate a vertical area in any story more than 20% of the façade in that story, as stated in Section 357.13(b)(4) of the Codified Ordinances. (Filed 6-1-04)

10:30

Calendar No. 04-94: 4670 Grayton Road

Ward 20
Martin Sweeney
14 Notices

Buckeye Education, an affiliate of the Christian Meeting Corporation, owner, c/o Bruce Carmichael, appeal to establish use of a 24' x 60' modular classroom building as a school, situated on an irregular triangle shaped parcel in a One-Family District on the west side of Grayton Road at 4670 Grayton Road; contrary to Section 337.02(f)(3) of the Regulations for Residential Districts, a distance of 5' is provided where a school building and uses are required to be 30' from an adjoining premises in a Residential District not used for a similar purpose; and contrary to the Requirements for Off-Street Parking and Loading, there is no parking detail provided to show striped parking spaces, dimensions and aisles where six spaces are required as stated in Section 349.04 of the Codified Ordinances. (Filed 4-23-04; testimony taken.)

Postponement granted for appellants to provide additional information about Buckeye Education Inc.

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POSTPONED FROM JUNE 7, 2004

10:30

Calendar No. 04-108:

887 Herrick Road

Ward 8

Sabra Pierce Scott

5 Notices

Gregory and Patricia Pitts, owners, appeal to erect a 21' x 27' two-story room addition to the rear of an existing two-story one family dwelling, situated on an approximate 71' x 103' corner parcel located in a Limited One-Family District on the southeast corner of Herrick Road and Parmelee Avenue at 887 Herrick Road; contrary to Section 355.05 of the Area Requirements, the maximum gross floor exceeds 50% of the lot size, where 3,310 s/f is proposed and 2,337 s/f is allowed and contrary to the Regulations for Yards and Courts, a rear yard depth shall not be less than the height of the main building on the lot and a rear yard depth of 4' is proposed where 30' is required as stated in Section 357.08 of the Codified Ordinances. (Filed 5-17-04; testimony taken.)

First postponement requested by the Councilwoman for additional review of the proposed plan.
