

BOARD OF ZONING APPEALS
JUNE 5, 2006

9:30

Calendar No. 06-78:

1103 Rowley Avenue

Ward 13

Joe Cimperman
20 Notices

Brian Jones, owner, and Steve Siedlecki, agent, appeal to change from a dwelling unit to a museum and a store the use of an existing two-family dwelling unit, situated on a 60' x 93' corner parcel located in a B1 Two-Family District on the southwest corner of Rowley Avenue and West 11th Street at 1103 Rowley Avenue; subject to the limitations of Section 337.03(b), the proposed museum is regulated by reference under Section 337.02(f)(3)(a) that requires it to be at least 30' from an adjoining premises in a residential district and that the Board of Zoning Appeals review and approve the use to determine if adequate yard spaces and other safeguards to preserve the character of the neighborhood are provided, and if the use is appropriately designed and meets a community need without adversely affecting the neighborhood. The proposed retail use, a store/gift shop, is not permitted in a Two-Family District but first permitted in a Local Retail Business District. The Board of Zoning Appeals authority is limited by the provisions of Section 329.03(c)(3) and may not 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 the Codified Ordinances.(Filed 5-9-06)

9:30

Calendar No. 06-79:

1954 East 124th Place

Ward 6

Patricia Britt
7 Notices

Alan Swick, owner, appeals to erect a 16' x 22' two-story frame room addition to an existing single family residence, situated on a 35' x 100' parcel located in a C1 Multi-Family District on the west side of East 124th Place at 1954 East 124th Place; contrary to Section 359.09, a distance of 4'6" is provided where no building shall be erected less than 10' from a main building on an adjoining lot; and a 120' area of interior side yard is provided where 672' is required for a Multi-Family District, calculated by multiplying one-half the building height by the building length, according to the provisions of Section 357.09(2)C, and the Board of Zoning Appeals approval is required for the existing nonconforming building as stated in Section 359.01 of the Codified Ordinances. (Filed 5-9-06)

9:30

Calendar No. 06-80:

19726 Parkmount Avenue

Ward 21

Michael Dolan
4 Notices

Robert Roberts, owner, appeals to install approximately 100 linear feet of 6' high privacy fence in the actual front yard of an irregular shaped triangular parcel, situated in an A1 One-Family District on the north side of Parkmount Avenue at 19726 Parkmount Avenue; the proposed fence being contrary to the Fence Regulations that require fences in actual front yards not to exceed 4' in height and to be at least 50% open, as stated in Section 358.04(a) of the Codified Ordinances.
(Filed 5-10-06)

BOARD OF ZONING APPEALS
JUNE 5, 2006

9:30

Calendar No. 06-98:

4200 Bridge Avenue

Ward 13

Joe Cimperman

5 Notices

Minerva Perez Vargas, owner, appeals to erect a 6'6" x 12' wooden, wrap around, open front porch with a wheelchair lift to the front of an existing single family residence, situated on a 32' x 84' parcel located in a B1 Two-Family District on the north side of Bridge Avenue at 4200 Bridge Avenue; contrary to Section 357.09, side yards of 0 and 2' are provided where total side yards of 10' are required and a 2' side yard is provided instead of a 3' minimum side yard; and open porches shall not project more than 6' provided they do not extend within 10' of the street line and approximately 2' is provided from the street line, contrary to Section 357.13(b)(4) of the Codified Ordinances. (Filed 5-17-06)

9:30

Calendar No. 05-32:

19115 St. Clair Avenue

Ward 11

Michael Polensek

5 Notices

Vincent Godina, owner, appeals to extend the time period allowed by the Board of Zoning Appeals in Calendar No. 05-32, for permission to park at the front of a one-story commercial building, situated on a 65' x 193' lot in a General Industry District on the north side of St. Clair Avenue at 19115 St. Clair; contrary to Section 357.14(a)(1) that prohibits parking of vehicles in the 15' front yard setback and Section 352.11 that requires a 6' wide frontage landscape strip along St. Clair Avenue. The proposed parking being contrary to the requirements of Sections 349.07(c)(3), 349.07(b) and (a) for Off Street Parking and Loading and the provisions for accessory parking spaces, as stated in Section 325.03 of the Codified Ordinances. (Filed 5-8-06)

9:30

Calendar No. 06-51:

17610 Milburn Avenue

Ward 21

Michael Dolan

4 Notices

Romulo Glean, owner, appeals to enclose an existing 6' x 27' front porch of a single family residence, situated on a 40' x 160' parcel in an A1 One-Family District on the north side of Milburn Avenue at 17610 Milburn Avenue; contrary to Section 357.13(b)(4), the proposed porch enclosure projects 6' and not more than a 4' projection is permitted; and the Board of Zoning Appeals shall have no power to authorize as a variance the location of any building nearer the street line than a required setback building line, unless the depth or width of the lot is sufficiently less than that of other lots in the same block, as stated in Section 329.04(c)(1) of the Codified Ordinances. (Filed 3-30-06; postponed to 4-17-06; dismissed 5-8-06; reinstated 5-15-06; no testimony taken.)
