

BOARD OF ZONING APPEALS

NOVEMBER 6, 2006

9:30

Calendar No. 06-203:

1147 Addison Road

Ward 7

Fannie Lewis

11 Notices

Furmon Brown, owner, and Pamela Murray, tenant, appeal for an expansion of a day care to include the second floor of an existing building where on December 18, 2001 the Board of Zoning Appeals granted a use for day care in the first floor of an existing two-story mixed use building, situated on a 50 foot x 150 foot corner parcel located in a Local Retail Business District on the northeast corner of Addison Road and Schaefer Avenue at 1147 Addison Road; subject to the provisions of Section 343.01(b)(1) for a Local Retail District, the proposed use is by reference, regulated in the least restricted residence district, a One-Family District, (Section 337.02(f)(3)C), where a day care is required to be 30 feet from an adjoining residence district not used for a similar purpose and the day care use adjoins a Two-Family District at the rear; and an expansion of a nonconforming use requires the Board of Zoning appeals approval, as stated in Section 359.01 of the Codified Ordinances.

(Filed 9-28-06)

9:30

Calendar No. 06-206:

5074 Broadway Avenue

Ward 5

Phyllis Cleveland

4 Notices

James Frye, owner, appeals to erect 270 linear feet of 65 inch high wrought iron decorative fence in the actual front yard of a 90 foot x 150 foot parcel located in a General Retail Business District on the south side of Broadway Avenue at 5074 Broadway Avenue; subject to the limitations of the Fence Regulations, the proposed fence is 65 inches high and in an actual front yard of a General Retail District the fence may not exceed a height of 48 inches, as stated in Section 358.05(a)(2) of the Codified Ordinances. (Filed 10-3-06)

9:30

Calendar No. 06-207:

12208 Craven Avenue

Ward 2

Robert White

3 Notices

Hollistine Ewing, owner, appeals to erect approximately 64 linear feet of 4 foot tall chain link fence of which 30 linear feet is proposed in the 5 foot setback of an actual front yard of a 37 foot x 150 foot parcel, located in a Two-Family District on the south side of Craven Avenue at 12208 Craven Avenue; and only ornamental or decorative fence material is allowed in an actual front yard of a residence district in the provisions of Section 358.04(c)(1) of the Codified Ordinances. (Filed 10-3-06)

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NOVEMBER 6, 2006

9:30

Calendar No. 06-208:

4273 East 128th Street

Ward 2

Robert White

4 Notices

Christopher and Theresa Battle, owners, appeal to erect a 24 foot x 22 foot one-story frame, gable garage on a 40 foot x 135 foot corner parcel, located in a One-Family District on the northeast corner of East 128th Street and Hoy Avenue at 4273 East 128th Street; contrary to Section 337.23(a), the proposed garage is within the Hoy Avenue front setback specific building line of 25 feet and a 6 foot distance is provided where 10 feet is required from any main building on an adjoining lot; and in a One-Family District, the distance required on the rear third of a corner lot set back is 15 feet and 13 feet is provided, contrary to Section 357.05(b)(1) of the Codified Ordinances. (Filed 10-3-06)

9:30

Calendar No. 06-215:

972 East 185th Street

Ward 11

Michael Polensek

9 Notices

Robert Rose, owner, and Fifth Third Bank, prospective purchaser, appeal to erect a 4,116 square foot bank building and accessory parking lot on a corner acreage parcel, located in a Local Retail Business District on the southwest corner of East 185th Street and Marcella Road at 972 East 185th Street; the proposed bank being subject to the limitations of Section 343.01, and first permitted in a General Retail Business District, and contrary to Section 349.07(c)(2), the driveway onto Marcella Road is a 4 foot distance from the side property line and 15 feet is required with a 4 foot wide landscape strip and a 6 foot high white vinyl fence proposed to buffer the use from the residential district at the rear, where a 10 foot wide landscape strip is required under Sections 352.08 through 352.10; and no parking is permitted in the required 10 foot specific setback along East 185th Street under the provisions of Section 357.14(a)(1) of the Codified Ordinances.(Filed 10-9-06)

9:30

Calendar No. 06-216:

1581-87 East 118th Street- Lot 1

Ward 9

Kevin Conwell

8 Notices

University Circle, Inc., owner, The Doan Brook Company, LLC and Blue Rock Partners VII, LLC, prospective purchasers, appeal to erect a one family townhouse unit as part of a five unit townhouse building, proposed to be situated on a 22.54 foot x 120.83 foot lot, located in a General Retail Business District on the west side of East 118th Street at 1581-87 East 118th Street; contrary to the Requirements for Off-Street Parking and Loading, access for parking on the proposed lot will be on a separate lot and one family dwellings must provide at least one accessory off street parking space and access to same, in accordance with the requirements set forth in Section 349.04(a) in the Codified Ordinances. (Filed 10-10-06)

BOARD OF ZONING A PPEALS

NOVEMBER 6, 2006

9:30

Calendar No. 06-217: 1581-87 East 118th Street- Lot 2 Ward 9

University Circle, Inc., owner, The Doan Brook Company, LLC and Blue Rock Partners VII, LLC, prospective purchasers, appeal to erect a one family townhouse unit as part of a five unit townhouse building, proposed to be situated on a 22.04 foot x 120.83 foot lot, located in a General Retail Business District on the west side of East 118th Street at 1581-87 East 118th Street; contrary to the Requirements for Off-Street Parking and Loading, access for parking on the proposed lot will be on a separate lot and one family dwellings must provide at least one accessory off street parking space and access to same, in accordance with the requirements set forth in Section 349.04(a) in the Codified Ordinances.

9:30

Calendar No. 06-218: 1581-87 East 118th Street- Lot 3 Ward 9

University Circle, Inc., owner, The Doan Brook Company, LLC and Blue Rock Partners VII, LLC, prospective purchasers, appeal to erect a one family townhouse unit as part of a five unit townhouse building, proposed to be situated on a 19.94 foot x 120.83 foot lot, located in a General Retail Business District on the west side of East 118th Street at 1581-87 East 118th Street; contrary to the Requirements for Off-Street Parking and Loading, access for parking on the proposed lot will be on a separate lot and one family dwellings must provide at least one accessory off street parking space and access to same, in accordance with the requirements set forth in Section 349.04(a) in the Codified Ordinances.

9:30

Calendar No. 219: 1581-87 East 118th Street- Lot 4 Ward 9

University Circle, Inc., owner, The Doan Brook Company, LLC and Blue Rock Partners VII, LLC, prospective purchasers, appeal to erect a one family townhouse unit as part of a five unit townhouse building, proposed to be situated on a 20.04 foot x 120.83 foot lot, located in a General Retail Business District on the west side of East 118th Street at 1581-87 East 118th Street; contrary to the Requirements for Off-Street Parking and Loading, access for parking on the proposed lot will be on a separate lot and one family dwellings must provide at least one accessory off street parking space and access to same, in accordance with the requirements set forth in Section 349.04(a) in the Codified Ordinances.
