

BOARD OF ZONING APPEALS
APRIL 7, 2008

9:30

Calendar No. 08-44:

2044 Euclid Avenue

Ward 5

Phyllis Cleveland

6 Notices

2044 Euclid Lofts LLC appeal to change to office and 18 apartment units the use of an existing six-story building located on a 49.58' x 189.33' corner parcel in a General Retail Business District on the southwest corner of Euclid Avenue and East 21st Street at 2044 Euclid Avenue; contrary to Section 355.04 and Area Regulations for residence buildings in all use districts, a maximum lot area coverage of 56,322 square feet is proposed contrary to 14,081 square feet that is permitted; and no front yard nor rear yard is proposed where a 14 foot front yard and a 30 foot rear yard are required, according to the provisions of Section 357.03(b) of the Codified Ordinances. (File 2-29-08)

9:30

Calendar No. 08-45:

18627 St. Clair Avenue

Ward 11

Michael Polensek

16 Notices

Michael Sivo, owner, and Rick Williams, tenant, appeal to establish use as a tavern with entertainment in an existing two-story mixed use building on a 106.15' x 164.12' parcel located in a Local Retail Business District on the west side of St. Clair Avenue at 18627 St. Clair Avenue; contrary to Section 349.04(c) there are 22 parking spaces proposed and 40 are required; and accessory off-street parking spaces, driveways and maneuvering areas shall be properly graded for drainage so that all water is drained within the lot providing such parking spaces, surfaced with concrete, asphaltic concrete, asphalt or similar surfacing material, maintained in good condition and free of debris and trash, as stated in Section 349.07(a) of the Codified Ordinances. (Filed 2-29-08)

9:30

Calendar No. 08-50:

3068 West 106th Street

Ward 19

Dona Brady

7 Notices

Oberlin Farms Dairy, Inc., owner, appeals to erect a 34,031 square foot cooler addition and an approximate 20,000 square foot gravel, crushed stone parking lot/vehicle maneuvering area on an acreage parcel located in a General Industry District on the west side of West 106th Street at 3068 West 106th Street; the proposed crushed stone parking lot being contrary to the requirement that accessory off-street parking areas, driveways and maneuvering areas shall be surfaced with concrete, asphaltic concrete, asphalt or other similar surfacing material, as stated in Section 349.07(a) of the Codified Ordinances. (Filed 3-7-08)

9:30

Calendar No. 08-51:

1957 West 25th Street

Ward 14

Joseph Santiago

1 Notice

M&M Realty, owner, appeals to correct a violation (exterior and interior alteration) and to install a 6 foot high solid wooden fence in the actual side yard of a 68.50' x 156.75' corner parcel in a General Retail Business District on the northeast corner of West 25th Street and Market Avenue at 1957 West 25th Street; contrary to the Fence Regulations, the proposed fence exceeds a 4 foot height and is not at least 50 percent

open above 2 feet in height, as required according to Section 358.05(a)(2) of the Codified Ordinances. (Filed 3-13-08)

POSTPONED FROM JANUARY 14, 2008

9:30

Calendar No. 07-261:

12222 Soika Avenue

Ward 3

Zachary Reed

12 Notices

Abdul Muhammad, aka AKM Properties Management LLC, owner, appeals to change from a retail store to a barber shop and carry out restaurant the use of an existing one-story building on a 45' x 125.25' corner parcel, located in a Local Retail Business District on the southwest corner of Soika Avenue and East 123rd Street at 12222 Soika Avenue; the proposed change being subject to the requirements of Yards and Courts Regulations and Sections 357.04, 357.05 and 357.14, that prohibit the parking of motor vehicles within the front yard and side street yard setback; and under the provisions of Sections 352.09 and 352.11, a dumpster enclosure within the required 8 foot transition strip is not permitted, according to the Landscaping and Screening requirements of the Codified Ordinances. (Filed 12-20-07; testimony taken.)

First postponement requested by the Councilman at the hearing for time to review the applicants' proposal, including dialogue about it with the neighboring community.

POSTPONED FROM MARCH 3, 2008

10:30

Calendar No. 08-18:

4733 Broadway Avenue

Ward 5

Phyllis Cleveland

13 Notices

4733 Broadway LLC and William Freed, owner, appeal to construct a 6,000 square foot building expansion to an existing food processing operation and a 13 space accessory off-street parking lot, proposed to be on consolidated parcels, located in a General Retail Business District on the northeast side of Broadway Avenue at 4733 Broadway Avenue; subject to the provisions of Section 359.01, the Board of Zoning Appeals approval is required for the expansion of a nonconforming use, a food processing operation not permitted in a General Retail Business District but first permitted in a Semi-Industry District; and contrary to Section 352.08 through 352.11, no landscaping is provided and a 10 foot wide landscaped transition strip with 100 percent year-round opacity is required at the rear property line, where the property abuts an alley and a residential district; and in non-residential districts other than General and Unrestricted Industry Districts, fences in actual front yards may not exceed 4 feet in height and a 6 foot high fence is proposed contrary to Section 358.05(a)(2) of the Codified Ordinances. (Filed 2-1-08; no testimony taken.)

First postponement requested by the Slavic Village Development Corporation for the proposed plan to be presented to the Local Design Review Committee.