

**BOARD OF ZONING APPEALS
MARCH 8, 2004**

9:30
Calendar No. 04-34: 6501-03 Union Avenue Ward 12
Edward Rybka
9 Notices

Jeffrey Oliver, Inc., owner, appeals to change a former service station use to a sales lot for used cars on an approximate 50' x 130' corner lot located in a General Retail Business District on the northeast corner of East 65th Street and Union Avenue at 6501 Union Avenue; contrary to Section 343.11(b)(2)(I)(4) of Business Districts, where a used car lot must maintain a 1 ½' high barrier at the setback line behind which all vehicles, advertising and parking must be kept and the proposed display area is within the 10' setback and no barrier is proposed; and Section 347.11 of the Specific Uses Regulated, where a used car lot must be 60' in width and 50' is proposed; and contrary to Section 349.04 of the Off-Street Parking and Loading Requirements, there is no space provided for customer parking and 25% of the lot space is required; and contrary to Landscaping and Screening Requirements, there is no landscaping is provided where the lot abuts the street, nor at the rear where the lot abuts a Residential District and a 10' wide transition strip is required as stated in Section 352.10 of the Codified Ordinances. (Filed 2-9-04)

9:30
Calendar No. 04-35: 2266 West 41st Place Ward 14
Nelson Cintron
6 Notices

Philip Erb, owner, appeals to erect a three-story, 3,000 s/f single family house on a 30' x 85' parcel located in a B1 Planned Unit Development District on the west side of West 41st Place at 2266 West 41st Place; contrary to the Area District Regulations, where the maximum gross floor area cannot exceed one-half of the lot area in a "B" Area District, and a gross floor area of more than 2,500 s/f is proposed where a maximum gross floor area of 1,275 s/f is permitted, as stated in Section 355.04 of the Codified Ordinances. (Filed 2-11-04)

9:30
Calendar No. 04-36: 16207 Huntmere Avenue Ward 11
Michael Polensek
3 Notices

Fred Brankow, owner, appeals to enclose the second story front porch of a two-family, wood frame dwelling situated on a 40' x 120' parcel located in a Two-Family District on the north side of Huntmere Avenue at 16207 Huntmere Avenue; contrary to the Yards and Courts Regulations, an 8' porch projection is provided, where an enclosed porch may not project more than 4' as stated in Section 357.13(b)(4) of the Codified Ordinances. (Filed 2-22-04)

**BOARD OF ZONING APPEALS
MARCH 8, 2004**

9:30

Calendar No. 04-38:

579 Eddy Road

Ward 10

Roosevelt Coats

8 Notices

Everlasting Baptist Church, owner, appeals to erect a 39 s/f, 14'-1" high, free-standing illuminated and flashing ID sign at the front area of a 110' x 150' irregular shaped parcel in a Local Retail Business District on the northeast corner of Eddy Road and St. Clair Avenue at 579 Eddy Road; contrary to the Sign Regulations for Retail Districts, the maximum height permitted in a Local Retail Business District is 12' and 14'-1" is proposed and a free-standing ID sign using electronically-changeable copy is not permitted in a Local Retail Business District but first permitted in either a General Retail Business District or a Shopping Center District as stated in Section 350.14(b) of the Codified Ordinances. (Filed 2-13-04)

9:30

Calendar No. 04-39:

14700 Miles Avenue

Ward 1

Joseph Jones

27 Notices

Michael S. Sudman, Trustee, owner, and Sprint Sites USA, lessee, appeal to co-locate communication antennas and equipment on an existing 100' telecommunication tower, situated on an acreage parcel in a Semi-Industry District on the southeast corner of East 146th Street and Miles Avenue at 14700 Miles Avenue; contrary to Section 354.06(b) of the Regulations for Wireless Telecommunications Facilities, where no portion of a telecommunication tower shall be located closer to a Residential District line than a distance equal to three times the height of the tower and the existing 100' tower is less than 200' from a One-Family District; and a telecommunication tower lawfully existing on the effective date of Chapter 354 or any amendment thereto may be continued in accordance with the regulations of Section 359.01 of this Code, even if such tower does not conform to the provisions of this Chapter, but that such tower shall not be made more nonconforming unless the alteration is approved by the Board of Zoning Appeals as stated in Section 354.10 of the Codified Ordinances. (Filed 2-13-04)

**BOARD OF ZONING APPEALS
MARCH 8, 2004**

POSTPONED FROM FEBRUARY 17, 2004

10:30

Calendar No. 04-22:

14109 Benwood Avenue

Ward 1

Joseph Jones

20 Notices

Fifth Christian Church c/o Minister Mack Rice, owner, and Charles Kelley, agent, appeal to construct an accessory parking lot to the existing church situated on an approximate 347' x 247' irregular shaped parcel located, in a Two-Family District and a Local Retail Business District on the north side of Benwood Avenue at 14109 Benwood Avenue; contrary to the Regulations for Residential Districts (Section 337.03 for a Two-Family District) and for Business Districts (Section 343.01 for a Local Retail Business District), regulated by reference to Section 337.02(e)(1) for a One-Family District, a church and accessory uses if located less than 15' from any residence district are subject to the Board of Zoning Appeals approval; and contrary to Sections 349.05(a) and 349.07(a) of the Off-Street Parking and Loading Requirements, where no parking space shall be located within 10' of any wall of a residential building or structure if such wall contains an opening designed to provide light or ventilation for such building and off-street parking spaces shall be provided with wheel or bumper guards; and contrary to the Landscaping and Screening Requirements of Section 352.11, where an 8' wide landscaping strip is required between the parking lot and the abutting Two-Family District and a 6' wide landscaping strip is required along Benwood Avenue and East 140th Street; and subject to the Yards and Courts provisions, where parking of motor vehicles is prohibited in the required 18' setback along East 140th Street as stated in Section 357.14(a)(1) of the Codified Ordinances. (Filed 1-15-04; no testimony taken.)

First postponement requested by the Councilman for additional project review and discussion within the neighboring community.
