

**BOARD OF ZONING APPEALS
APRIL 18, 2005**

9:30

Calendar No. 05-63:

4422 West 143rd Street

Ward 20

Martin Sweeney

10 Notices

Donovan Francis, owner, and Andrea Francis, tenant, appeal to expand the use of a one family dwelling to include a Type A Day Care in the existing premises, situated on a 100' x 205' lot in an A1 One-Family District on the west side of West 143rd Street at 4422 West 143rd Street; contrary to Section 337.02(f)(3)C of the Regulations for Residential Districts, the proposed expansion with a day care is in a One-Family District and it may not be less than 30' from any adjoining premises in a residence district not used for a similar purpose; and the Board of Zoning Appeals approval is required to determine that adequate yard spaces and other safeguards to preserve the character of the neighborhood are provided and if such use is appropriately located and designed to meet a community need without adversely affecting the neighborhood. (Filed 3-16-05)

Calendar No. 03-35:

6402 Lansing Avenue

Ward 12

Edward Rybka

8 Notices

Louis Sainato, owner, and Patricia Cole dba Patia's Child Care Center, were granted a variance on June 23, 2003 in Calendar No. 03-35 to change a commercial building into a day care center for children of the ages from 3 months to 12 years old, with hours of operation from 6 am to 6 pm on Monday through Friday. On February 10, 2005, appellant Cole was issued permit 19953 for the day care and now she asks that the Board of Zoning Appeals extend the day care hours of operation from 6 am to 6 pm, as specified in the Board's Resolution, and increase them to be from 6 am to 11 pm. (Filed 3-17-05)

POSTPONED FROM MARCH 21, 2005

10:30

Calendar No. 04-321:

13528-30 Miles Avenue

Ward 1

Joseph Jones

6 Notices +

Marvin Butler, owner, appeals to change from a poultry house to wrecking, storage and auto repair, the use of an existing 48' x 76' one-story, brick building, situated on an approximate 38,400 s/f lot in a Semi-Industry District on the south side of Miles Avenue at 13528-30 Miles Avenue; contrary to Section 345.03, the proposed use is not permitted in the Semi-Industry District but first permitted in a General Industry District and is subject to Sections 345.04(a)(4) that require auto wrecking to be in an area of 50,000 s/f; and open storage with auto wrecking to be enclosed by a minimum 7' high solid, masonry wall or slightly solid, non-transparent, well-maintained substantial fence, as stated in Sections 345.04(a)(3) of the Codified Ordinances. (Filed 12-13-04; testimony taken.)

Third postponement granted for the appellant finalize a plan that has been reviewed by the neighborhood community groups and to submit it for approval by the local Business Revitalization District Committee.

BOARD OF ZONING APPEALS
APRIL 18, 2005
POSTPONED FROM MARCH 14, 2005

10:30

Calendar No. 05-31:

7007 Quincy Avenue

Ward 5

Frank Jackson

4 Notices

Advance Iron, Inc., owner, and Gary Gross, agent, appeal to install and maintain gates and approximately 160 linear feet of 7' high corrugated metal fence with 1' of coiled razor wire to be added across the top of the fence, along the frontage of a 212' x 261' irregular triangle shaped, corner lot, located in a General Industry District at the northeast corner of Quincy Avenue and East 70th Street at 7007 Quincy Avenue; contrary to Section 358.05(a)(1), a 7' fence height is proposed along the front yard and not more than a 6' height is allowed in actual front yards; and subject to the limitations of Section 358.06, the use of razor wire is not permitted and a 2'-2" distance is proposed, where placement of a fence with barbed wire shall be at least 4' back from the property line or public sidewalk, as stated in Section 358.06(c) of the Codified Ordinances. (Filed 2-11-05; testimony taken.)

Appellant's first postponement granted for him to consult with city representatives from Planning and Community Development for suggestions regarding the plan for his fence.

POSTPONED FROM MARCH 28, 2005

9:30

Calendar No. 05-41:

3596 East 131st Street

Ward 3

Zachary Reed

10 Notices

Minnie Adams and Tyrone Reeder, owners, appeal to establish use for a car wash and a barber shop in an existing one-story masonry building, situated on a 120' x 208' lot in a Local Retail Business District on the west side of East 131st Street at 3596 East 131st Street; contrary to Section 343.01, a car wash is not permitted in a Local Retail Business District but first permitted in a General Retail Business District, provided that it meets the required 100' distance from the abutting Two-Family District at the rear; and contrary to Sections 339.03(b) and 339.03(b)(1) there are no bumper guards proposed for the accessory off-street parking and where only one driveway is permitted for each 100' of lot frontage, three driveways are proposed in the 120' lot frontage along East 131st Street; and contrary to the 10' specific building line setback established by the zoning map, a 6' setback is proposed with parking, contrary to Section 357.07 and the Yards and Courts Requirements of the Codified Ordinances. (Filed 2-28-05; no testimony taken)

First postponement requested by the Councilman for additional review of the appellants' proposed plan and to meet with the neighboring community about it.
