

BOARD OF ZONING APPEALS
MAY 1, 2006

9:30

Calendar No. 06-57:

14008 Glendale Avenue

Ward 1

Nina Turner

4 Notices

Marilyn Moore, owner, appeals to erect a 3' x 71' metal wheelchair ramp at the front of an existing one family dwelling, situated on a 51' x 90' parcel located in an A1 One-Family District on the south side of Glendale Avenue at 14008 Glendale Avenue; contrary to Section 357.13(b)(4), the proposed ramp extending to within 2' of the street line where it may not be less than 10' from it; and the Board of Zoning Appeals shall have no power to authorize as a variance the location of any building or structure nearer the street line than a required setback building line, unless the depth or width of the lot on which such building is to be erected is sufficiently less than the depth or width of other lots in the same block as to create a hardship not shared by other lots, or unless there exists a building extending beyond such required setback on the same side of the same block within 150' from either side lot line of the lot in question, as stated in Section 329.04(c)(1) of the Codified Ordinances. (Filed 4-6-06)

9:30

Calendar No. 06-58:

16920 East Park Drive

Ward 11

Michael Polensek

4 Notices

Ross and Jennifer Steinberg, owners, appeal to erect an 11' x 23' frame deck at the front of a single family dwelling, situated on a 60' x 130' parcel on the east side of East Park Drive at 16920 East Park Drive; contrary to the requirements of Section 357.13(b)(4) for Yards and Courts, the proposed deck projects 11' from the building line where not more than a 6' projection is allowed; and the Board of Zoning Appeals shall have no power to authorize as a variance the location of any building or structure nearer the street line than a required setback building line, unless the depth or width of other lots in the same block as to create a hardship not shared by other lots, or unless there exists a building extending beyond such required setback on the same side of the same block within 150' from either side lot line of the lot in question, as stated in Section 329.04(c)(1) of the Codified Ordinances. (Filed 4-12-06)

9:30

Calendar No. 06-59:

9903 Raymond Avenue

Ward 5

Phyllis Cleveland

6 Notices

Nokita Sparks, owner, appeals to expand the use of a two family dwelling to include a day care for 12 children, situated on a 40' x 100' parcel located in a B1 Two-Family District on the north side of Raymond Avenue at 9903 Raymond Avenue; subject to the limitations for Residential Districts, a day care must be 30' from an adjoining premises in a Residence District not used for a similar purpose and the proposed day care abuts a Two-Family District; and the Board of Zoning Appeals approval is required to determine if adequate yard spaces and other safeguards are provided and if the use is appropriately located and designed and will meet a community need without adversely affecting the neighborhood, as stated in Section 337.02(f)(3)(C) of the Codified Ordinances. (Filed 4-13-06)

**BOARD OF ZONING APPEALS
MAY 1, 2006**

9:30

Calendar No. 06-60:

4669 State Road

Ward 16

Kevin Kelley

16 Notices

Mark Heil, owner, appeals to add a properly screened, outdoor automobile storage area at an existing, legal nonconforming auto service garage, situated on an approximate 78' x 116' corner lot in a Local Retail Business District on the southeast corner of State Road and Portman Avenue at 4669 State Road; and the proposed expansion of a legal nonconforming use requires the Board of Zoning Appeals approval, as stated in Section 359.01 of the Codified Ordinances. (Filed 4-13-06)

POSTPONED FROM APRIL 3, 2006

9:30

Calendar No. 06-40:

5708 Train Avenue

Ward 17

Matthew Zone

3 Notices

The Estate of Charles Pearson, owner c/o Robert Lustig, and Dean Heidelberg, tenant, appeal to establish use for the storage wooden logs on an approximate 200' x 124' vacant lot located in a General Industry District on the north side of Train Avenue at 5708 Train Avenue; the proposed use being contrary to Section 349.07(a) that requires accessory off-street parking spaces, driveway and maneuvering areas to be properly graded for drainage so that all water is drained within the lot providing such areas are surfaced with concrete, asphalt or similar surfacing material, maintained in good condition and free of debris and trash; and subject to the Requirements for Sight Lines, Height and Location, no portion of a fence located within 30' of the intersection of two street right-of-way lines shall exceed 2 ½' in height, unless all portions of the fence above 2 ½' are at least 75% open and the same restrictions apply to any portion of a fence located along and parallel to a driveway within 15' of its intersection with a public sidewalk, as stated in Section 358.03(a) of the Codified Ordinances.(Filed 3-15-06 testimony taken.)

First postponement granted for appellants to provide a plan showing site improvements for the proposed use.
