

**BOARD OF ZONING APPEALS
MAY 17, 2004**

9:30

Calendar No. 04-88:

17735 Euclid Avenue

Ward 10

Roosevelt Coats

10 Notices

Albert Dattilo, owner, and Ulysses Roscoe, tenant, appeal to change the use to an auto wash the 50' x 30' one-story masonry service station building on a 118' x 113' corner parcel located in a Local Retail Business District on the northwest corner of Wayside Road and Euclid Avenue at 17735 Euclid Avenue; contrary to the Regulations for Business Districts, under Section 343.01, a car wash is not permitted in a Local Retail District but first permitted in a General Retail Business District, as provided in Section 343.11(b)(2), where a car wash must be a 100' distance from a Residential District and the proposed car wash abuts a Residential District at the rear and there are two driveways proposed on a lot with a 115' frontage and two driveways are not permitted on a lot with less than a 150' frontage as stated in Section 343.18(a) of the Codified Ordinances. (Filed 4-19-04)

9:30

Calendar No. 04-89:

3348 West 99th Street

Ward 18

Jay Westbrook

3 Notices

Edwin Lopez, owner, appeals to install a 4' high chain link fence along the front and side street yard setback of a 40' x 105' parcel located in a Two-Family District on the northwest corner of West 99th Street and Almira Avenue at 3348 West 99th Street; the proposed fence is contrary to the Fence Regulations that require ornamental fence materials to be used in the actual front side street yards of Residential Districts, unless the Board of Zoning Appeals determines that chain link fences are common in the immediate vicinity of the property as stated in Section 358.04(c)(1) of the Codified Ordinances. (Filed 4-21-04)

9:30

Calendar No. 04-90:

6501 Quimby Avenue

Ward 7

Fannie Lewis

3 Notices

Rysar Properties c/o Tim Goldstein, owner, appeals to erect a 20' x 20' one-story frame accessory garage on an approximate 33' x 90' irregular shaped parcel located in a Multi-Family District on the northwest corner of Quimby Avenue and East 65th Street at 6501 Quimby Avenue; contrary to the Regulations for Side Street Yards where the rear lot line of the corner lot is also the side line of the butt lot in the rear, an 11' setback building line is proposed where a setback building line is established at 17' and no building shall be erected nearer to the side street line of a corner lot than the setback building line of the butt lot as stated in Section 357.05(b)(2) of the Codified Ordinances. (Filed 4-21-04)

**BOARD OF ZONING APPEALS
MAY 17, 2004**

9:30
Calendar No. 04-91: 3815 Whitman Avenue Ward 14
Nelson Cintron
3 Notices

Craig Huffman, owner, appeals to do interior and exterior alterations to an existing two-story, one family dwelling on a 31' x 132' lot located in a Two-Family District on the south side of Whitman Avenue at 3815 Whitman Avenue; contrary to the Yards and Courts Regulations, an interior side yard distance of 26" is provided along the eastern property line where no less than 3' is allowed as stated in Section 357.09(2)B of the Codified Ordinances. (Filed 4-22-04)

9:30
Calendar No. 04-92: 515 East 117th Street Ward 9
Kevin Conwell
9 Notices

Mark Gomes, owner, and Shana McDade, tenant, appeal to establish use for a Type A day care in an existing dwelling unit of a multiple dwelling building, situated on a 51' x 120' parcel located in a Multi-Family District on the east side of East 117th Street at 515 East 117th Street; subject to Section 337.08(e)(3) of the Regulations for Residence Districts, the proposed day care location in a Multi-Family District abuts a One-Family District, and a day care and uses require the Board of Zoning Appeals approval if located less than 15' from any adjoining premises in a Residential District not used for a similar purpose; and a Type A day care is subject to the review and approval of the Board of Zoning Appeals as stated in Section 337.02(f)(3)(C) of the Codified Ordinances. (Filed 4-21-04)

9:30
Calendar No. 04-93: 1400 Brookpark Road Ward 16
Michael O'Malley
5 Notices

Udelson Brookpark Ltd. c/o David Udelson, owner, and Our Lady of the Wayside, Inc. c/o Ken Voigt, prospective tenant, appeal to establish for the use of a used car sales lot an acreage parcel located in General Industry and Semi-Industry District on the north side of Brookpark Road at 1400 Brookpark Road; contrary to Section 349.04(f) of the Off-Street Parking and Loading Requirements, there is no off-street parking proposed where 25% of the gross lot area is required for off-street parking and subject to the provisions of Section 349.07(a), off-street parking and maneuvering areas shall be surfaced with concrete or asphalt and be provided with wheel or bumper guards; and in the Landscaping and Screening Requirements, a 4' wide frontage landscaping strip providing 50% year-round opacity is required along Brookpark Road as stated in Section 352.10 of the Codified Ordinances. (Filed 4-23-04)

BOARD OF ZONING APPEALS

MAY 17, 2004

POSTPONED FROM MAY 3, 2004

10:30

Calendar No. 04-83:

11409 Orville Avenue

Ward 9

Kevin Conwell

3 Notices

Cleyon Davidson, owner, appeals to enclose an existing 21' x 6' front porch of a two-story one-family dwelling, situated on a 35' x 67' parcel located in a Two-Family District on the north side of Orville Avenue at 11409 Orville Avenue; contrary to the Yards and Courts Requirements, a 6' porch projection is provided where no more than 4' is allowed and may not aggregate a vertical area in any story more than 20% of the area of the façade in that story as stated in Section 357.14(b)(4) of the Codified Ordinances. (Filed 4-13-04)

Appellant's request for a postponement due to a conflict with her schedule.
