

BOARD OF ZONING APPEALS

JUNE 14, 2004

9:30

Calendar No. 04-111: 4302 Buechner Avenue

Ward 16

**Michael O'Malley
3 Notices**

Deloris Sell, owner, appeals to enclose an existing 6' x 20' open front porch of a one-story single family dwelling, situated on a 38' x 120' parcel in a One-Family District on the north side of Buechner Avenue at 4302 Buechner Avenue; contrary to the Regulations for Yards and Courts, the proposed porch enclosure will project 6'10" and it may not project more than 4' as stated in Section 357.13(b)(4) of the Codified Ordinances. (Filed 5-18-04)

9:30

Calendar No. 04-112: 17600 Lakeshore Boulevard

Ward 11

**Michael Polensek
12 Notices**

Attila Gyorki, owner, appeals to expand a legal, nonconforming auto repair business by adding a 38' x 56' one-story, three bay garage to an existing 38' x 44' one-story garage, situated on an irregular shaped acreage parcel in a General Retail Business District at the northeast corner of Lakeshore Boulevard and Marcella Road at 17600 Lakeshore Boulevard; subject to the provisions under Nonconforming Uses, the proposed expansion in a General Retail Business District for an existing, nonconforming auto repair, located within less than 100' of a Residence District, requires the Board of Zoning Appeals approval as stated in Section 359.01 of the Codified Ordinances. (Filed 5-21-04)

9:30

**Calendar No. 04-113: 1430-58 East 105th Street
Unit A**

Ward 8

**S. Pierce Scott
9 Notices**

Famicos Foundation, owner c/o Beth Graham, appeals to construct a three-story, single family townhouse on a +6,000 s/f lot, located in a Residence Office District on the west side of East 105th Street at 1430-58 East 105th Street; contrary to the Regulations for Yards and Courts where the total interior side yards required are 10' and no interior side yard shall be less than 3' in width, a side yard distance of 10' and 0' is provided and no distance is provided where the proposed residential structure may not be built within 10' of a residential structure on a neighboring lot as stated in Section 357.09(2)B of the Codified Ordinances. (Filed 5-24-04)

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Calendar No. 04-114:	1430-58 East 105th Street- Unit B	Ward 8
04-115:	1430-58 East 105th Street- Unit C	Sabra Pierce Scott
04-116:	1430-58 East 105th Street- Unit D	9 Notices
04-117:	1430-58 East 105th Street- Unit E	

Famicos Foundation, owner c/o Beth Graham, appeals to construct a three-story, single family townhouse on a 3,000 s/f lot, located in a Residence Office District on the west side of East 105th Street at 1430-58 East 105th Street; contrary to the regulations in Section 355.04 of the Area Requirements, a minimum lot width of 40' is required and 20' is provided, and the required street frontage is 25' where 20' is provided, with a minimum lot size of 4,800 s/f required and 3,000 s/f is provided; and contrary to the Regulations for Yards and Courts, no interior side yard distance is provided where the total interior side yards required are 10' and no interior side yard shall be less than 3' in width; and no distance is provided where the proposed residential structure may not be built within 10' of a residential structure on a neighboring lot as stated in Section 357.09(2)B of the Codified Ordinances. (Filed 5-24-04)

9:30

Calendar No. 04-118:	1430-58 East 105th Street- Unit F	Ward 8
04-119:	1430-58 East 105th Street- Unit G	

Famicos Foundation, owner c/o Beth Graham, appeals to construct a three-story, single family townhouse on a +4,800 s/f lot, located in a Residence Office District on the west side of East 105th Street at 1430-58 East 105th Street; contrary to the regulations in Section 355.04 of the Area Requirements, a minimum lot width of 40' is required and 36.9' is provided; and contrary to the Regulations for Yards and Courts, the interior side yard distance provided is 0' and 6', where the total interior side yards required are 10' and no interior side yard shall be less than 3' in width; and no distance is provided where the proposed residential structure may not be built within 10' of a residential structure on a neighboring lot as stated in Section 357.09(2)B of the Codified Ordinances. (Filed 5-24-04)

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9:30

Calendar No. 04-120: 1430-58 East 105th Street- Unit H
04-121: 1430-58 East 105th Street- Unit I
04-122: 1430-58 East 105th Street- Unit J

Ward 8
Sabra Pierce Scott
9 Notices

Famicos Foundation, owner c/o Beth Graham, appeals to construct a three-story, single family townhouse on a 3,000 s/f lot, located in a Residence Office District on the west side of East 105th Street at 1430-58 East 105th Street; contrary to Section 355.04 of the Area Requirements, a minimum lot width of 40' is required and 20' is provided, and the required street frontage is 25' where 20' is provided, with a minimum lot size of 4,800 s/f required and 3,000 s/f is provided; and contrary to the Regulations for Yards and Courts, no interior side yard distance is provided, where the total interior side yards required are 10' and no interior side yard shall be less than 3' in width; and no distance is provided where the proposed residential structure may not be built within 10' of a residential structure on a neighboring lot as stated in Section 357.09(2)B of the Codified Ordinances. (Filed 5-24-04)

9:30

Calendar No. 04-123: 1430-58 East 105th Street- Unit K Ward 8

Famicos Foundation, owner c/o Beth Graham, appeals to construct a three-story, single family townhouse on a 4,500 s/f lot, located in a Residence Office District on the west side of East 105th Street at 1430-58 East 105th Street; contrary to the regulations in Section 355.04 of the Area Requirements, a minimum lot width of 40' is required and 30' is provided; and contrary to the Regulations for Yards and Courts, no interior side yard distance is provided where the total interior side yards required are 10' and no interior side yard shall be less than 3' in width; and no distance is provided where the proposed residential structure may not be built within 10' of a residential structure on a neighboring lot as stated in Section 357.09(2)B of the Codified Ordinances. (Filed 5-24-04)

9:30

Calendar No. 04-124: 1430-58 East 105th Street- Unit L Ward 8

Famicos Foundation, owner c/o Beth Graham, appeals to construct a three-story, single family townhouse on a 4,500 s/f lot, located in a Residence Office District on the west side of East 105th Street at 1430-58 East 105th Street; contrary the regulations in Section 355.04 of the Area Requirements, a minimum lot width of 40' is required and 30' is provided and a minimum lot size of 4,800 s/f is required where +4,600 s/f is provided; and no interior side yard distance is provided, where the total interior side yards required are 10' and no interior side yard shall be less than 3' in width; and no distance is provided where the proposed residential structure may not be built within 10' of a residential structure on a neighboring lot as stated in Section 357.09(2)B of the Codified Ordinances. (Filed 5-24-04)

BOARD OF ZONING APPEALS
JUNE 14, 2004
POSTPONED FROM MAY 24, 2004

10:30

Calendar No. 04-78:

1735 East 36th Street

Ward 13

Joe Cimperman

8 Notices

King Yuk Chung, owner, appeals to establish use as a grocery store with a parking lot, an existing building situated on an approximate 325' x 130' irregular shaped parcel located in split zoning for Semi-Industry and B-Two-Family Districts on the southeast corner of East 36th Street and Payne Avenue at 1735 East 36th Street; contrary to the Residential Districts Regulations, where a grocery store and accessory parking are not permitted in the Two-Family District portion of the lot, approximately 90' x 130' to the south, as stated in Section 337.03 of the Codified Ordinances. (Filed 4-8-04; no testimony taken.)

Second postponement requested by the local development corporation for additional review of the proposed plan.

10:30

Calendar No. 04-95:

3782 East 116th Street

Ward 2

Robert White

10 Notices

Joseph Nadar, owner, and Walter Goddard, prospective purchaser, appeal to establish use as a car wash and a used car sales lot an existing one-story masonry building situated on a 46' x 150' parcel in a Local Retail Business District on the northwest corner of East 116th Street and Corlett Avenue at 3782 East 116th Street; contrary to Section 343.01 of the Regulations for Business Districts, where a car wash and used car sales are not permitted in a Local Retail Business District but first permitted in a General Retail Business District and under the provisions of Section 343.11(b)2)(1)(2), a car wash is required to be a distance of 100' from an abutting Residence District and the proposed use abuts a Two-Family District at the rear of the lot; and contrary to Specific Uses Regulated, a lot width of 46.08' is provided where a used car sales lot must have a minimum lot width of 60' and in Section 349.04(f) of the Off-Street Parking and Loading Requirements, 25% of the gross lot area is required for off-street parking and none is proposed; and contrary to Section 352.10 of the Landscaping and Screening Requirements, no frontage landscaping is proposed along East 116th Street nor Corlett Avenue and a 4' wide frontage landscaping strip is required and a 10' landscaping strip with 75% year-round opacity is required between the site where the uses are proposed and the abutting Two-Family District as stated in Section 352.12 of the Codified Ordinances. (Filed 4-2-3-04; no testimony taken.)

First postponement granted for the local development corporation to meet with appellants and review the proposed plan.

BOARD OF ZONING APPEALS

JUNE 14, 2004

POSTPONED FROM MAY 24, 2004

9:30

Calendar No. 04-96:

3807 East 93rd Street

Ward 2

Robert White

9 Notices

Walter Goddard, owner, appeals to change the use of an existing service station to a car wash and a used car sales lot, situated on a 47' x 165' parcel in a General Retail Business District on the northeast corner of East 93rd Street and Reno Avenue at 3807 East 93rd Street; contrary to Section 343.11(b)(2)(l)(2) of the Regulations for Business Districts, a 100' distance is required from a Residential District and the proposed abuts a Two-Family District at the rear of the lot and under Section 343.11(2)(b)(l)(4), a used car lot must maintain a 1 ½' barrier at the setback line, behind which all vehicles, advertising and parking must be kept and no barrier is proposed; and contrary to Section 347.11(a) of the Specific Uses Regulated, a lot width of 47' is provided where a used car sales lot must have a minimum lot width of 60' and under Section 349.04(f) of the Off-Street Parking and Loading Requirements, 25% of the gross lot area is required for off-street parking and none is proposed; and contrary to Section 352.10 of the Landscaping and Screening Requirements, there is no frontage landscaping strip where the lot abuts the street and a 4' wide landscape strip is required and a 10' wide landscaping strip is required where the lot abuts the Residential District as stated in Section 352.09 of the Codified Ordinances. (Filed 4-23-04; no testimony taken.)

First postponement granted for the local development corporation and appellant to review the proposed plan.
