BOARD OF ZONING APPEALS AUGUST 16, 2004

9:30 Calendar No. 04-174

6902 Kinsman Road

Ward 5
Frank Jackson
11 Notices

Kinsman Avenue Church of God, Inc. c/o Paster Wilson, appeals to construct an addition to an existing one-story church building and an accessory parking lot on a 77' x 110' corner parcel located in a Multi-Family District on the southeast corner of Kinsman Road and East 69th Street at 6902 Kinsman Road; subject to Section 337.08 for Residential Districts and by reference as regulated in a One-Family District, the proposed addition and parking lot are contrary to the required distance of 15' from any adjoining premises in a Residential District not used for a similar purpose as stated in Section 337.02(e)(1) of the Codified Ordinances. (Filed 7-19-04)

9:30

Calendar No. 04-175:

4164 East 123rd Street

Ward 2
Robert White
5 Notices

East Mt. Vernon Church c/o Reverend George Johnson, owner, appeals to erect 229′ linear feet of 6′ high ornamental steel fence along the northern and eastern perimeters and 24′ linear feet of guard rail at the northeast corner of an accessory parking lot, situated on a 130′ x 140′ corner parcel in a General Retail Business District, located on the northwest corner of East 123rd Street and Miles Avenue; contrary to the Fence Regulations, a 6′ high fence is proposed in the 5′ setback along Miles Avenue where a fence may not exceed 4′ in height and a fence height of 6′ is proposed in the actual front yard of East 123rd Street, where it may not exceed a 4′ height as stated in Section 358.05(a) of the Codified Ordinances. (Filed 7-20-04)

9:30

Calendar No. 04-176:

2076 West 10th Street

Ward 13
Joe Cimperman
6 Notices

Parkhill Associates, Inc., owner, appeal to erect a 10' x 10' roof widow walk to a 20' x 40' three-story, single family dwelling on a 33' x 190' parcel, located in a Multi-Family District on west side of West 10th Street at 2076 West 10th Street; contrary to the Heights Regulations, the proposed height with the roof widow walk is 41' and the maximum height allowed is 35' as stated in Section 353.01(b) of the Codified Ordinances. (Filed 7-21-04)

BOARD OF ZONING APPEALS AUGUST 16, 2004

9:30 Appeal of Elizabeth T. Webb

Calendar No. 04-177: 764 Brayton Avenue Ward 13

Elizabeth T. Webb, appeals under Section 329.02(d) from a Violation Notice issued on August 27, 2003 by the Building and Housing Department for unauthorized use under Section 327.02(C), where there shall be no change or substitution in the use of any building or premises and no extension of any existing use, nor shall any premises be occupied for any new use until a Certificate of Occupancy has been issued; the unauthorized use being subject to the Enforcement and Penalty provisions of Section 327.99 of the Codified Ordinances. (Filed 7-22-04)

9:30 Ward 10
Calendar No. 04-178: 1087 East 145th Street Roosevelt Coats
3 Notices

Dortha Nickerson, owner, appeals to construct a 14' x 18' one-story frame accessory garage to the east of an approximate 71' x 86' irregular shaped corner parcel in a Two-Family District on the southwesterly corner of East 145h Street and Coit Road at 1087 East 145th Street; contrary to the Yards and Courts Requirements where no building shall be erected nearer to the side street at the rear line of the corner lot than the setback building line of the abutting rear lot, as stated in Section 3567.05(b)(2) of the Codified Ordinances. (Filed 7-22-04)

9:30 Ward 12 Calendar No. 04-179: 4257 East 71st Street Edward Rybka 9 Notices

Roy & Jay Inc. c/o Jay Patel, owner, appeal to expand an existing grocery store by adding a carry-out restaurant, situated on a 77' x 140' corner parcel in a Local Retail Business District on the northeast corner of East 71st Street and Rathbun Avenue at 4257 East 71st Street; subject to the provisions of Nonconforming Uses that require the Board of Zoning Appeals to approve the expansion of a nonconforming use, as stated n Section 359.01 of the Codified Ordinances. (Filed 7-22-04)

BOARD OF ZONING APPEALS AUGUST 16, 2004

9:30 Ward 14
Calendar No. 04-138: 4798 Clark Avenue Nelson Cintron
18 Notices

Yousif Hamdeh, owner, appeals to establish use as a tattoo/body piercing business an existing one-story masonry building, situated on a 75′ x 123′ parcel in a Semi-Industry District on the northeast corner of Clark Avenue and West 48th Street at 4798 Clark Avenue; contrary to the requirements for Specific Uses Regulated, the proposed use abuts a Residential District to the rear; it is approximately 400′ from Train Park; 750′ from Thomas Jefferson Junior High School and Playground; and 850′ from Clark Elementary School and Playground, and a tattoo/body piercing use may not be established within 1000′ of a Residence, District, school or playground as stated in Section 347.12(b)(1) of the Codified Ordinances. (Filed 6-4-04; Motion for Rehearing granted 7-19-04.)