

**BOARD OF ZONING APPEALS  
AUGUST 23, 2004**

**9:30**

**Calendar No. 04-180**

**3881 West 134<sup>th</sup> Street**

**Ward 20**

**Martin Sweeney**

**3 Notices**

Clyde Gazda, owner, appeals to erect a 12' x 17' two-story room addition at the rear of a two family, 2½-story frame dwelling, situated on a 40' x 150' parcel in a Two-Family District on the east side of West 134<sup>th</sup> Street at 3881 West 134<sup>th</sup> Street; contrary to Yards and Courts Requirements, a 4' rear yard depth is provided where a 20' depth is required as stated in Section 357.08(b)(1) of the Codified Ordinances. (Filed 7-26-04)

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**9:30**

**Calendar No. 04-181:**

**16402 Telfair Avenue**

**Ward 1**

**Joseph Jones**

**4 Notices**

Darrell and Bathsheba Thomas El-Bey, owners, appeal to erect a 10' x 12' one-story, frame room addition to the westerly side of the front of an existing one-story single family dwelling, situated on a 40' x 156' parcel in a One-Family District on the south side of Telfair Avenue at 16402 Telfair Avenue; contrary to the Yards and Courts Requirements, a 27' front yard line is provided, where the alignment to existing building lines requires a 45' front yard line, as stated in Section 357.06 of the Codified Ordinances. (Filed 7-26-04)

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**9:30**

**Calendar No. 04-182:**

**3467 West 41<sup>st</sup> Street**

**Ward 14**

**Nelson Cintron**

**5 Notices**

Neil P. Mohny, owner, appeals to change the use from a store and dwelling building to a single family dwelling, an existing 24' x 40' two-story brick building, situated on a 35' x 68' parcel in a Two-Family District on the east side of West 41<sup>st</sup> Street at 3467 West 41<sup>st</sup> Street; contrary to Section 355.05 of the Area Requirements, the maximum gross floor area proposed is 2,461 s/f and 2,408 s/f is allowed; and subject to the limitations of Section 357.08 of the Yards and Courts Requirements, a rear yard depth of 6" is provided where 20' is required and contrary to Sections 357.09(2)(a) and (b), there is a 2'-6" distance provided, where a 10' distance is required from a main building on an adjoining lot and a total side yard of 8" is provided, where an interior side yard shall not be less than 3' nor shall the total of side yard distance be less than 10' and subject to the provisions for Nonconforming Uses, the change or substitution of an existing nonconforming building requires the Board of Zoning Appeals approval as stated in Section 359.01 of the Codified Ordinances. (Filed 7-26-04)

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