

**BOARD OF ZONING APPEALS  
JANUARY 8, 2007**

**9:30**

**Calendar No. 06-247:**

**7211 Quincy Avenue**

**Ward 5**

**Phyllis Cleveland**

**9 Notices**

Robert Rosen, owner, appeals to have the outside storage of trailers, containers and scrap metals on a 152.58' x 150' parcel, located in a General Retail Business District on the north side of Quincy Avenue at 7211 Quincy Avenue; the proposed outside storage being contrary to Section 343.11, not permitted in a General Retail Business District but first permitted in a General Industry District; and the expansion of a nonconforming use requires the Board of Zoning Appeals approval as stated in Section 359.01 of the Codified Ordinances. (Filed 11-28-06)

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**9:30**

**Calendar No. 06-252:**

**17149 St. Clair Avenue**

**Ward 11**

**Michael Polensek**

**15 Notices**

All City Recycling, Inc., owner, and Lawrence Rich, agent, appeal to establish use as an automobile wrecking yard on an approximate 100' x 675.69' irregular shaped lot that is located in split zoning with the frontage along St. Clair Avenue in a Semi-Industry District and the remainder of the land in a General Industry District on the north side of St. Clair Avenue at 17149 St. Clair Avenue; the proposed use not being permitted in the Semi-Industry District portion of the property under the provisions of Section 345.03 of the Codified Ordinances. (Filed 12-12-06)

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**9:30**

**Calendar No. 06-255:**

**4974 Broadview Road**

**Ward 16**

**Kevin Kelley**

**7 Notices**

Patrick Realty Corporation, owner, and Thomas Coyne, agent, appeal to erect a 14' x 48' double faced, illuminated billboard at a height of 90' on an acreage parcel, located in a General Industry District on the south side of Interstate 480 and on the west side of Broadview Road at 4974 Broadview Road; contrary to Section 350.10(d) a 90' height is proposed and 50' is the maximum height allowed for a billboard above a roadway surface; and the proposed billboard will be 500' from two other billboards on the same side of the freeway, and along freeways a minimum distance of 1400' is required between billboards located on the same side of the freeway, as stated in Section 350.10(e) of the Codified Ordinances. (Filed 12-12-06)

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**BOARD OF ZONING APPEALS  
JANUARY 8, 2007**

**MOTION FOR REHEARING GRANTED 11-27-2006**

**10:30**

**Calendar No. 06-190:**

**4755 Pearl Road**

**Ward 16**

**Kevin Kelley**

**9 Notices**

ASD Corporation, owner, and Sam Shah appeal to change the use from an office and motel to an office and apartments in an existing two-story brick building, situated on a 60' x 309' parcel located in a Local Retail Business District on the northeast corner of Pearl Road and Oak Park Avenue at 4755 Pearl Road; contrary to Sections 357.04 and 357.05, a front yard of 15 feet is proposed and 30 feet is required and a side yard of 2.7 feet is proposed where 5 feet is required, and contrary to Section 357.08(b)(2) a rear yard depth of 18.5 feet is proposed instead of 20 feet and accessory parking spaces shall be striped to clearly identify the maneuvering areas and each space measuring not less than 180 square feet, accessible from the street, exclusive of drives or access area, and are to be used solely for parking of motor vehicles according to the provisions of Section 325.03 of the Codified Ordinances. (Filed 9-14-06; Motions for Rehearing granted 10-30-06 and 11-27-06)

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**POSTPONED FROM NOVEMBER 20, 2006**

**10:30**

**Calendar No. 06-224:**

**4421 State Road**

**Ward 16**

**Kevin Kelley**

**10 Notices**

Bryce D. Robertson, owner, appeals to erect a 1,500 square foot storage building at the rear premises of an auto repair business, situated on a 108' x 117' corner parcel located in a Local Retail Business District on the northeast corner of State Road and Ruby Avenue at 4421 State Road; subject to Section 359.01, the expansion of a nonconforming use requires the Board of Zoning Appeals approval as stated in the Codified Ordinances. (Filed 10-23-06; testimony taken.)

**First postponement granted for appellant to have time to provide a plan showing landscaping and fence installation details.**

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