

**BOARD OF ZONING APPEALS
OCTOBER 17, 2005**

9:30

Calendar No. 05-280: 3394 West 60th Street

**Ward 17
Matthew Zone
4 Notices**

Jackie Freeman, owner, appeals to erect a 22' x 24' one-story, frame room addition to an existing, nonconforming one family residence, situated on a 73' x 69' parcel in a Two-Family District on the west side of West 60th Street at 3394 West 60th Street; subject to Section 359.01, the nonconforming dwelling is a 1.6' distance instead of 3' from the property line and the proposed expansion requires the Board of Zoning Appeals approval as stated in the Codified Ordinances. (Filed 9-9-05)

9:30

Calendar No. 05-283: 1948 West 96th Street

**Ward 18
Jay Westbrook
6 Notices**

Norman Toms, owner, appeals to erect a 21' x 42' one-story, frame, accessory detached garage on a 41' x 150' parcel in a Multi-Family District on the west side of West 96th Street at 1948 West 96th Street; contrary to Section 337.23A, the proposed floor area of the accessory garage is 882 s/f and 762.5 s/f is allowed; with a building height of 19'-2" provided, contrary to the 15' maximum height of accessory buildings in Residence Districts, or a mean height of 15'-6" where 13' is allowed, according to Section 353.05 of the Codified Ordinances. (Filed 9-13-05)

9:30

Calendar No. 05-284: 7801 Elton Avenue

**Ward 17
Matthew Zone
4 Notices**

Hipolito Zayas, owner, appeals to install approximately 116 linear feet of 4' high chain link fence in the front yard and side street yard of a 35' x 81' corner parcel, located in a Two-Family District on the southwest corner of Elton Avenue and West 78th Street at 7801 Elton Avenue; contrary to the Fence Regulations, a chain link fence is proposed in a Residence District, where only ornamental fences shall be installed in actual front yard and side street yards, if located within 4' of the side street property line, as stated in Section 358.04(c)(1) of the Codified Ordinances. (Filed 9-14-05)

9:30

Calendar No. 05-298: 3650 West 140th Street

**Ward 21
Michael Dolan
3 Notices**

Melissa Soanca, owner, appeals to erect a 20' x 20' reverse gable, attached garage to an existing one family dwelling, situated on a 50' x 142' parcel in a Two-Family District on the west side of West 140th Street at 3650 West 140th Street; as proposed, the total of the interior side yards equals 6.5' contrary to the 10' requirement for the total of both side yards on the same premises, as stated in Section 357.09(2)B of the Codified Ordinances. (Filed 9-15-05)

**BOARD OF ZONING APPEALS
OCTOBER 17, 2005**

9:30
Calendar No. 05-299: 3100 West 117th Street

Ward 19
Dona Brady
15 Notices

Target Corporation, owner, and John Lateulere, agent, appeal to erect an 87,325 square foot grocery store and a 126,842 square foot department store with an accessory parking lot for 1,160 spaces on acreage located on the west side of West 117th Street between Interstate 90 and Western Avenue at 3100 West 117th Street; contrary to Section 349.04(f), 1,160 parking spaces are proposed and 1,429 spaces are required, calculated at the rate of one space per 150 square feet for the grocery and department stores; and a 95' driveway width is proposed, contrary to the maximum width of 30' according to Section 349.07(c)(3), and no landscape plan being provided, as required in Sections 352.08 thru 352.11 of the Codified Ordinances. (Filed 9-16-05)

9:30
Calendar No. 05-304: 10404 Clifton Boulevard

Ward 18
Jay Westbrook
8 Notices

Smythe-Ford Real Estate Investments, LLC, owner, and Lisette Bryson, tenant, appeal to change the use from a retail store to a restaurant with a seating capacity for 76 patrons in the westerly portion of an existing one-story retail building, situated on a 65' x 175' corner lot in a One-Family District on the northwest corner of Clifton Boulevard and West 104th Street at 10404 Clifton Boulevard; subject to the limitations of Section 337.02 where the proposed change is not permitted in a One-Family District; and Section 349.04 requires parking at the rate of one for every four seats, plus one for each of six employees, and four spaces are credited leaving 21 new parking spaces required; with the substitution of a nonconforming use requiring the Board of Zoning Appeals approval, as stated in Section 359.01 of the Codified Ordinances. (Filed 9-29-05)

POSTPONED FROM SEPTEMBER 19, 2005

10:30
Calendar No. 05-239: 10515 Sandusky Avenue

Ward 2
Robert White
6 Notices

Anthony and Robin Pruitt, owners, appeal to establish a Type A Day Care in an existing 2 ½-story frame dwelling, situated on a 40' x 127' lot in a Two-Family District on the north side of Sandusky Avenue at 10515 Sandusky Avenue; subject to the limitations for Residence Districts, the proposed use must be not less than 30' from an adjoining premises in a residence district and requires the Board of Zoning Appeals approval to determine that there are adequate yard spaces and other safeguards to preserve the character of the neighborhood; and that such use is appropriately located and designed to meet a community need without adversely affecting the neighborhood, as stated in Section 337.02(f)(3)C of the Codified Ordinances. (Filed 7-14-05; testimony taken.)

Second postponement requested by appellant for more time needed to have the councilman and local development corporation review documents and speak with the neighbors.
