

**BOARD OF ZONING APPEALS
NOVEMBER 14, 2005**

9:30

Calendar No. 05-322:

3101 Marvin Avenue

Ward 15

Emily Lipovan Holan

5 Notices

Richard Morgan, owner, appeals to erect a 22' x 20' two-story frame, barn style garage in the rear yard of a single family residence, situated on a 50' x 140' parcel in a Two-Family District on the south side of Marvin Avenue at 3101 Marvin Avenue; contrary to Section 353.05, the garage height proposed is 16'-6" and the maximum height allowed is 15' with the two-story garage equaling a total of 880 square feet, where the maximum garage size allowed is 833 square feet, as stated in Section 337.23(7)A of the Codified Ordinances. (File 10-17-05)

9:30

Calendar No. 05-323:

2105 West 31st Street Place

Ward 14

Nelson Cintron

5 Notices

Anna Revay, owner, appeals to use a driveway located along the east side of an existing 1 ½-story dwelling house, situated on a 32' x 85' parcel in a Two-Family District on the west side of West 31st Street Place at 2105 West 31st Street Place; as proposed, the required parking space is contrary to Sections 349.05(A) and 349.07 that state it must be located behind the building setback line; not within 10' of a wall containing ground floor openings and on a paved surface, properly graded for drainage; and it shall be located on the rear half of the lot, at 43' from the front property line, and 18" from all property lines, according to Section 337.23(A) of the Codified Ordinances.

(Filed 10-17-05)

9:30

Calendar No. 05-324:

9300 Lorain Avenue

Ward 18

Jay Westbrook

21 Notices

The West Side Community House and Dawn Kolograph appeal to build a two-story community center proposed to be on an acreage parcel, located in split zoning between Local Retail Business and Two-Family Districts on the northwest corner of Lorain Avenue and West 93rd Street at 9300 Lorain Avenue; subject to the provisions of Section 337.03(f)(3)B, the Board of Zoning Appeals approval is required if a community center is located less than 30' from a residential district and part of the proposed use is in a Two-Family District; and Section 349.04(e) requires one parking space for each 150 square feet of gross floor area, or approximately 133 off-street spaces, plus one for each employee, and Section 352.11 requires a 6' wide frontage landscape strip along the parking lot on Marginal Road No. 5 and an approximate 5.25' setback is proposed along Lorain Avenue, where 20' is the approximate required front yard setback, according to Section 357.04(a) of the Codified Ordinances. (Filed 10-18-05)

9:30

Calendar No. 05-331:

15506 Puritas Avenue

Ward 20

Martin Sweeney

5 Notices

Miklos Papp, owner, appeals to install 135' of 4' high chain link fence with a gate along the front and side street property line of a corner parcel located in an A1 One Family District on the northwest corner of Puritas Avenue and West 156th Street at 15506 Puritas Avenue; contrary to the Fence Regulations that state only ornamental fences shall be installed in actual front yards and in actual side street yards, if located within 4' of the side street property line, according to Section 358.04(c)(1) of the Codified Ordinances. (Filed 10-27-05)