

**BOARD OF ZONING APPEALS  
APRIL 10, 2006**

<b>9:30</b>		<b>Ward 12</b>
<b>Calendar No. 06-46:</b>	<b>6402 Lansing Avenue</b>	<b>Anthony Brancatelli</b>
		<b>15 Notices</b>

Louis Sainato, owner, and Patricia Cole, tenant appeal to expand an existing day care business to include the second floor of an existing one and two story building, situated on a 40' x 140' corner parcel in a Local Retail Business District on the southeast corner of Lansing Avenue and East 64<sup>th</sup> Street at 6402 Lansing Avenue, where the Board of Zoning Appeals granted a variance to allow a day care business on the first floor of the building in Calendar No. 03-35, and the expansion of a nonconforming use requires the Board of Zoning Appeals approval, as stated in Section 359.01(a) of the Codified Ordinances. (Filed 3-16-06)

<b>9:30</b>		<b>Ward 18</b>
<b>Calendar No. 06-47:</b>	<b>3321 West 90<sup>th</sup> Street</b>	<b>Jay Westbrook</b>
		<b>4 Notices</b>

Robert and Rose Neider, owners, appeal to erect a 10'-6" x 19'-10" wolmanized wooden wheelchair ramp at the front of an existing one family dwelling, situated on a 35' x 95' parcel in an A1 One-Family District on the east side of West 90<sup>th</sup> Street at 3321 West 90<sup>th</sup> Street; subject to the limitations of Section 357.13(b)(4), the proposed ramp is 8' from the street line, extending into the 10' that is required from the street line; and Section 329.04(c)(1) limits the authority of the Board of Zoning Appeals to authorize as a variance the location of any building or structure that is nearer the street than the distance required by the setback building line, as stated in the Codified Ordinances. (Filed 3-20-06)

<b>9:30</b>		<b>Ward 13</b>
<b>Calendar No. 06-48:</b>	<b>3111 Clinton Avenue</b>	<b>Joe Cimperman</b>
		<b>8 Notices</b>

Barry Clemens, owner, appeals to add 352 square feet to the fourth floor of a legal nonconforming townhouse located in a Residence Industry District on the south side of Clinton Avenue at 3111 Clinton Avenue; and in Calendar No. 02-252, the Board of Zoning Appeals granted a density variance for the existing premises, allowing 2,792 square feet of floor area as opposed to 1,408 square feet and subject to the provisions of Section 359.01, the additional 352 square feet of floor area expands the existing legal nonconforming use and requires the Board of Zoning Appeals approval. (Filed 3-22-06)

<b>9:30</b>		<b>Ward 14</b>
<b>Calendar No. 06-49:</b>	<b>3004 Monroe Avenue</b>	<b>Joe Santiago</b>
		<b>7 Notices</b>

Jeremy Ennis, owner, appeals to erect an 11'-10" x 22' two-story frame addition on an existing foundation at the rear of an existing two-story, one family dwelling, situated on a 32' x 80' parcel in a Two-Family District on the north side of Monroe Avenue at 3004 Monroe Avenue; contrary to Section 355.04(b), the maximum gross floor area may not exceed 50% of the lot size and with the proposed two-story addition, there is a total gross floor area of 1,542 s/f where 1,280 s/f is allowed, and the Board of Zoning Appeals approval is required for the enlargement of the existing nonconforming structure, as stated in Section 359.01 of the Codified Ordinances. (Filed 3-22-06)

