

BOARD OF ZONING APPEALS

SEPTEMBER 20, 2004

POSTPONED FROM AUGUST 30, 2004

9:30

Calendar No. 04-187: 4120 Broadway Avenue

Ward 5

**Frank Jackson
5 Notices**

William and Patricia Sharp, owners, appeal to change from an office and storage to a used auto sales and repair use a one-story concrete block building, situated on a 50' x 129' parcel located in a Semi-Industry District on the west side of Broadway Avenue at 4120 Broadway Avenue; subject to the limitations of Section 343.18(d), the maximum permitted width of a driveway is 30' and a 60' driveway is proposed; and contrary to the Requirements for Yards and Courts, no setback is proposed along Broadway and no parking is permitted in the 18' front setback that is required along Broadway Avenue and established by the Zoning Map, as stated in Section 357.07(a) of the Codified Ordinances. (Filed 8-3-04; no testimony taken.)

First postponement requested by Slavic Village Development Corporation for additional review of the proposed plan.

9:30

Calendar No. 04-189: 6500 Harvard Avenue

Ward 12

**Edward Rybka
11 Notices**

Robert Todys, owner, and George Kanaan, prospective purchaser, appeal to erect a 7,915 s/f retail stores building on a 44' x 129' parcel located in split zoning for a General Retail Business District and a Two-Family District on the south side of Harvard Avenue at 6500 Harvard Avenue; contrary to Section 337.03 of the Regulations for Residential Districts, a retail shopping use is not permitted in a Two-Family District; and no landscaping or screening is provided where it is required as established in Sections 352.10 and 352.11 of the Codified Ordinances. (Filed 8-4-04; no testimony taken.)

First postponement requested by Slavic Village Development Corporation for additional time to communicate with neighboring property owners about the proposed plan.
