

BOARD OF ZONING APPEALS
JANUARY 16, 2007

9:30

Calendar No. 06-251:

2161 Murray Hill Road

Ward 6

Patricia Britt

15 Notices

Diana and Leo Lenzo, owners, appeal to change to a restaurant/tavern the use of an existing two-story store building, situated on a 33' x 100' parcel located in a Multi-Family District on the east side of Murray Hill Road at 2161 Murray Hill Road; contrary to Section 349.04, there is no parking provided where the proposed restaurant/tavern with 40 seats and 3 staff persons requires 13 parking spaces; and the substitution of a nonconforming use requires that the Board of Zoning Appeals issue a special permit, provided that after a public hearing it finds that such substitution is no more harmful or objectionable than the previous nonconforming use in floor or other space occupied, in volume of trade or production, in kind of goods sold or produced, in daily hours or other period of use, in the type or number of persons to occupy or to be attracted to the premises or in any other characteristic of the new use as compared with the previous use, as stated in Section 359.01 of the Codified Ordinances. (Filed 12-7-06)

9:30

Calendar No. 06-256:

16606-16702 S. Waterloo Road

Ward 11

Michael Polensek

12 Notices

Joseph Mobily, owner, and Jim Duppee, tenant, appeal change use from a factory and warehouse to a use for truck sales and salvage that is proposed to be on consolidated acreage parcels, where 125' of the frontage is located in a Semi-Industry District and the remainder of the land is in a General Industry District on the south side of South Waterloo Road at 16606-16702 South Waterloo Road; and the operation of wrecking or dismantling of motor vehicles, or the storage of motor vehicles pending wrecking or dismantling (salvage) is contrary to Section 345.03 and first permitted in a General Industry District; and 7 parking spaces are provided where 19 parking spaces are required, according to Section 349.04(j) of the Codified Ordinances. (Filed 12-15-06)

9:30

Calendar No. 06-257:

6020 Wakefield Avenue

Ward 17

Matthew Zone

4 Notices

Luis Martinez and Leonel Pena, owners, appeal to erect a 13'-6" x 19' one-story, frame carport on the northeast portion of a 41' x 80' parcel, situated on the north side of Wakefield Avenue at 6020 Wakefield Avenue; contrary to Section 337.23 (a) the carport is proposed to be at 38' and accessory uses shall be located on the rear half of the lot or at 40' and no parking space shall be located within 10' of any wall or building which contains ground floor openings designed to provide light and ventilation; and the plot plan submitted provides a lot size of 41' x 65' contrary to the lot size of 41' x 80' required by the Division of Engineering and Construction for a plot plan drawn according to scale, according to Section 327.02 of the Codified Ordinances. (Filed 12-18-06)

