

**BOARD OF ZONING APPEALS
JULY 18, 2005**

9:30

Calendar No. 05-173: 4271 East 168th Place

**Ward 1
Joseph Jones
3 Notices**

Obie Martin, owner, appeals to erect a 24' x 20' one-story frame garage addition to the rear of an existing 2 ½-story dwelling house, situated on an irregular shaped lot in an A1 One-Family District on the east side of East 168th Place at 4271 East 168th Place; as proposed, the garage addition provides a 15' rear yard and 20' is required, as stated in Section 357.08 of the Codified Ordinances. (Filed 6-3-05)

9:30

Calendar No. 05-174: 10516 Hathaway Street

**Ward 8
Sabra Pierce Scott
3 Notices**

Latanya Deane, owner, appeals to erect a 7'-8" x 23'-10" wolmanized wooden, open front porch to an existing one family dwelling house, situated on a 40' x 120' lot in a B1 Two-Family District on the south side of Hathaway Street at 10516 Hathaway Street; contrary to Section 357.13, the proposed porch has a 7'-8" projection and not more than 6' is allowed; and according to Section 359.01, approval is required for the existing nonconforming 2' interior side yards, where 3' is required for a dwelling; and a distance of 9.5' is provided from a main building on an adjoining lot instead of a 10' distance as stated in Section 357.09(2)A of the Codified Ordinances. (Filed 6-6-05)

9:30

Calendar No. 05-175: 10335 Detroit Avenue

**Ward 19
Dona Brady
6 Notices**

Chicle Townhomes LLC, owner c/o Doug Moltz, and Justin Fliegel, agent, appeal to erect 26 townhouse units on irregular shaped acreage located in a Residence Office District on the south side of Detroit Avenue at 10335 Detroit Avenue; contrary to Section 337.031(g) in the Area and Yards Regulations for an RA-3 District, 13 townhouses, identified as B-Units, are proposed with a floor area of 939 s/f, instead of the required 950 s/f for the residential floor area; and a 3' setback is proposed, instead of the 10' specific building line setback along Detroit Avenue, contrary to Section 357.07 of the Codified Ordinances. (Filed 6-6-05)

9:30

Calendar No. 05-176: 7200 Flowerdale Avenue

**Ward 16
Kevin Kelley
8 Notices**

Donald Rykena, owner, and Quick Change, prospective lessee, appeal to erect a 20' x 28' one-story modular building for oil change and lube services, proposed to be situated on a 69' x 92' vacant corner lot in a Local Retail Business District on the northeast corner of Flowerdale Avenue and Ridge Road at 7200 Flowerdale Avenue; the use for auto repair is contrary to Section 343.01(g)(4) and not permitted in a Local Retail Business District but first permitted in a Semi-Industry District under Section 345.03(c)(2), provided that it is a 100' distance from a residential district and as proposed, the use abuts a residential district; with a 5' wide transition strip provided at the side of the property adjacent to the Two-Family District where 8' is required, as stated in Section 352.09 of the Codified Ordinances. (Filed 6-6-05)

**BOARD OF ZONING APPEALS
JULY 18, 2005**

9:30

Calendar No. 05-177:

2482 West 5th Street

Ward 13

**Joseph Cimperman
5 Notices**

Kenneth Snyder, owner, appeals to establish use as a two-family residence in an existing 20' x 55' two-story, frame building, situated on a 33' x 125' lot in a B1 Two-Family District on the west side of West 5th Street at 2482 West 5th Street; subject to the lot restrictions and contrary to Section 355.05, a 33' lot width is provided and 55' is required; with a 4,125 s/f lot area instead of 6,000 s/f and a minimum floor area of 703 s/f as opposed to the required 950 s/f per unit; and contrary to Section 357.09(2)B, a 1.6' distance is provided where a minimum interior side yard of 3' is required and the existing nonconforming use building requires the Board of Zoning Appeals approval, according to Section 359.01 of the Codified Ordinances. (Filed 6-7-050)

9:30

Calendar No. 05-178:

9507 Quebec Avenue

Ward 6

**Patricia Britt
11 Notices**

GS Investment c/o L. Etheridge, owner, and Karon Jones, lessee, appeal to expand an existing, legal nonconforming daycare business, previously approved by the Board of Zoning Appeals in Calendar No. 01-145 on August 29, 2001, by extending the use in a two-story, 26' x 64' building, situated on a 40' x 140' lot in a B1 Limited Multi-Family District on the north side of Quebec Avenue at 9507 Quebec Avenue; contrary to Section 347.08(a), no screening is provided and the dumpster is required to be enclosed with opaque fencing or screening; and the proposed expansion of the existing nonconforming day care requires the Board of Zoning Appeals approval, according to Section 359.01 of the Codified Ordinances. (Filed 6-8-05)

9:30

Calendar No. 05-179:

3681 West 47th Place

Ward 16

**Kevin Kelley
3 Notices**

Ayman Hassouneh, owner, appeals to install approximately 138 linear feet of 6' high chain link fence in the actual front and side street yards of an irregular shaped corner lot situated in a B1 Two-Family District on the northeast corner of West 47th Place and Hannon Drive at 3681 West 47th Place; contrary to the Fence Regulations, a maximum fence height of 4' is allowed and an ornamental fence is required in the actual front and side street yards of residential districts, as stated in Sections 358.04(a) and (c)(1) of the Codified Ordinances. (Filed 6-8-05)

9:30

Calendar No. 05-180:

1787 West 32nd Street

Ward 13

**Joseph Cimperman
5 Notices**

William Faber, owner, appeals to erect an 18' x 60' one and a half-story frame structure to provide a potting shed, a garden room and a deck at the rear of a single family dwelling, proposed to be situated on a 59' x 137' lot, subject to lot consolidation approval by the Division of Engineering and Construction, and located in a B1 Two-Family District on the east side of West 32nd Street at 1787 West 32nd Street; contrary to the lot restrictions, a 1.6' interior side yard is provided, instead of the minimum 3' requirement; there is a 12.6' rear yard depth instead of 20' and a distance of 6' contrary to the 10' that is required from a main building on an adjoining lot, according to Sections 357.08 and 357.09; and Section 327.02(e) requires a plot plan drawn to scale with approval of the Board of Zoning Appeals required for the existing nonconforming dwelling, under Section 359.01 of the Codified Ordinances. (Filed 6-8-05)

