

**BOARD OF ZONING APPEALS
SEPTEMBER 12, 2005**

9:30

Ward 15

Calendar No. 05-250:

3664 West 46th Street

Emily Lipovan Holan

2 Notices

Patricia Jordan, owner, appeals to install approximately 203 linear feet of 6' high chain link fence in the side street yard of an irregular shaped corner lot, located in a Two-Family District on the northwest corner of West 46th Street and Hannon Drive; contrary to Section 358.04(c)(1), in a residential district, only ornamental fence shall be installed and within 4' of the property line in an actual side street yard; and it may not exceed a 4' height, as stated in Section 358.04(a) of the Codified Ordinances. (Filed 7-27-05)

9:30

Ward 12

Calendar No. 05-251:

6918 Gertrude Avenue

Anthony Brancatelli

6 Notices

Walter and Nancy Eddy, owners, appeal to erect a 33' x 24' second story, frame room addition to an existing, nonconforming one family dwelling, situated on a 40' x 77' parcel on the south side of Gertrude Avenue at 6918 Gertrude Avenue; contrary to Section 355.05, a 33' lot width is provided and 40' is required; with a 2,524 s/f minimum lot area, instead of 4,800 s/f and the combined first and second floor gross floor area is 2,142 s/f where 50% of the lot size, or 1,262 s/f is allowed; and contrary to Section 357.09(2)A, there is a rear yard depth of 8.3' instead of 28'; with a distance of 5.7' provided where no less than 10' is required from a main building on an adjoining lot; and the nonconforming interior side yard, lot size and distance to the neighboring dwelling require the Board of zoning Appeals approval according to Section 359.01 of the Codified Ordinances. (Filed 7-27-05)

9:30

Ward 3

Calendar No. 05-252:

3404 East 140th Street

Zachary Reed

10 Notices

Zenobia Cummings, owner, appeals to establish use as a Type A Day Care in an existing two family dwelling, situated on a 50' x 145' parcel in a Multi-Family District on the west side of East 140th Street at 3404 East 140th Street; subject to the limitations of Section 337.08(e)(3), a day care is permitted if it is located 15' from an adjoining premises in a Residence District that's not used for a similar purpose and the proposed use abuts a Two-Family District at the rear and the Multi-Family District on both sides of the property and the Board of Zoning Appeals approval is required for the proposed day care. (Filed 8-1-05)

**BOARD OF ZONING APPEALS
SEPTEMBER 12, 2005**

9:30

Calendar No. 05-257:

12300 Sprecher Avenue

Ward 20

Martin Sweeney

8 Notices

Timco Rubber Products, Inc., owner, and David Smik, agent, appeal to a 39' x 82' one-story addition to an existing warehouse, proposed to be situated on a 40' x 174' lot located in split zoning for One-Family, Semi-Industry and General Industry Districts and located on the north side of Sprecher avenue at 12300 Sprecher Avenue; subject to Section 359.01(a), the proposed accessory use is in a One-Family District and first permitted in a Semi-Industry District, Section 345.03, and contrary to Section 343.18(c), a proposed driveway along Sprecher Avenue is approximately 1' where a driveway providing access to a property shall be located to provide not less than 15' between the point of tangency of the driveway apron radius and a prolongation of the property line to the curb line measured at the curb line; and the Board of zoning Appeals shall not allow uses other than those listed in the Zoning Code as permitted in the use district next lower in order of restrictiveness to the district in which such lot is located, as stated in Section 329.04(d)(3) of the Codified Ordinances. (Filed 8-4-05)

POSTPONED FROM AUGUST 22, 2005

10:30

Calendar No. 05-235:

**9010-9110 Kenmore Avenue
1576-1596 Crawford Road**

Ward 7

Fannie Lewis

6 Notices

Kenmore Village Limited Partnership, owner, and Dennis Robinson, agent, appeal to install 670 linear feet of 4' high ornamental fence; and 370 linear feet of 10' high ornamental fence; and approximately 80 linear feet of 8' high ornamental fence at the perimeters of a multi-family buildings, located in a Multi-Family District and situated along the north side of Kenmore Avenue from 9010-9110 Kenmore Avenue and the west side of Crawford Road from 1576-1596 Crawford Road; contrary to the restrictions of the Fence Regulations, an 8' fence is proposed in the side yard and a 10' height in the rear yard, exceeding the 6' height that is allowed, as stated in Section 358.04 of the Codified Ordinances. (Filed 7-8-05; testimony taken.)

First postponement requested by the councilwoman for additional research on the proposed project. _____

**BOARD OF ZONING APPEALS
SEPTEMBER 12, 2005**

POSTPONED FROM AUGUST 22, 2005

10:30

Ward 11

Calendar No. 05-236: 403-05 East 152nd Street

Michael Polensek

5 Notices

Richard Harris, owner, appeals to erect a 5' x 38'-6" wooden wheelchair ramp at the front of an existing two family dwelling, situated on a 45' x 150' parcel located in a B1 Two-Family District on the east side of East 152nd Street at 403-405 East 152nd Street; as proposed, the ramp is within 2' of the street line and open porches may not extend within 10' of the street line, as stated in Section 357.13(b)(4) of the Codified Ordinances. (Filed 7-8-05; testimony taken.)

First postponement requested for additional review of legal occupancy and current property maintenance.
