

BOARD OF ZONING APPEALS
JANUARY 2, 2007

9:30

Calendar No. 06-210:

1440 East 41st Street

Ward 13

Joe Cimperman

8 Notices

Anthony Hope, owner, appeals to change the use of an existing one-story building from a factory to an auto repair shop, situated on a 48' x 50' parcel located in a General Retail Business District on the west side of East 41st Street at 1440 East 41st Street; subject to the limitations of Section 343.11 the proposed use is not permitted and is first permitted in a Semi-Industry District, provided that it is a distance of one hundred feet from a residential district; and the substitution of a nonconforming use requires the Board of Zoning Appeals approval as stated in Section 359.01 of the Codified Ordinances. (Filed 10-4-06)

9:30

Calendar No. 06-246:

3469 East 152nd Street

Ward 3

Zachary Reed

4 Notices

Jeffery Mazo, owner, and New Life Community, prospective lessee, appeal to change the use of the first floor of a two family dwelling to a use for employee offices, situated on a 40' x 110.38' parcel located in a B1 Two-Family District on the east side of East 152nd Street at 3469 East 152nd Street; the use proposed is first permitted in a Residence-Office District and not a permitted use in a Two-Family Residential District, under the provisions of Section 337.03 of the Codified Ordinances. (Filed 11-28-06)

9:30

Calendar No. 06-250:

10809 Amor Avenue

Ward 8

Sabra Pierce Scott

3 Notices

Lynnhaven Development Group, owner, and Michael Raig appeal to erect a 12' x 18' one-story frame accessory garage to be constructed at the rear of a two-story dwelling house, situated on a 40' x 67.67' parcel in a B1 Two-Family District on the north side of Amor Avenue at 10809 Amor Avenue; proposed to be 12" from the property line where the minimum requirement is 18" from all property lines and a distance of 7' is provided where a 10' distance is required from any main building on an adjacent lot, as stated in Section 337.23(a) of the Codified Ordinances. (Filed 12-7-06)

**BOARD OF ZONING APPEALS
JANUARY 2, 2007**

9:30

Calendar No. 06-253:

2808 Van Aken Boulevard

Ward 4

Kenneth Johnson

5 Notices

Alan Applegate, owner, appeals to erect a two car attached garage to a three-story multiple family building, situated on an approximate 80' x 160' parcel located in an E2 Multi-Family District on the west side of Van Aken Boulevard at 2808 Van Aken Boulevard; as proposed the garage is directly on the property line, providing no interior side yard, and in a Multi-Family District the required interior side yard shall not be less than a width of 8' according to Section 357.09Z(b)(2)(C) of the Codified Ordinances. (Filed 12-11-06)

9:30

Calendar No. 06-254:

4110 Lee Road

Ward 1

Nina Turner

10 Notices

AJA Restaurant Group, owner, and Joseph LaRoche, appeal to demolish an existing restaurant and construct a new restaurant to be situated on a 48' x 135' corner lot in a General Retail Business District on the southwest corner of Lee Road and Westview Avenue at 4110 Lee Road; subject to Section 343.18(c) a driveway providing access to a property must be 15' from the property line and Section 347.16(g)(6) requires that where a drive-through establishment is abutting a residential use, retail sales from the drive-through use shall be prohibited from the hours of 11:00 P.M. to 6:00 A.M. daily; and a 5' wide landscape transition buffer is proposed, contrary to Sections 352.08 through 352.12 that require a 10' wide landscaped transition buffer where the establishment abuts a residential district, as stated in the Codified Ordinances. (Filed 12-11-06)
