

**BOARD OF ZONING APPEALS
JANUARY 12, 2004**

9:30

Calendar No. 03-335: 5516 Stickney Avenue

**Ward 16
Michael O'Malley
6 Notices**

Dorothy Newton, owner, appeals to construct a 5' x 12' one-story, frame kitchen addition to an existing two-story frame, one family dwelling situated on a 50' x 229' irregular shaped parcel located in a Two-Family District on the north side of Stickney Avenue at 5516 Stickney Avenue; the proposed construction is contrary to the Yards and Courts Regulations that require the average of the setback of existing buildings, within 100' on both sides of any lot, shall determine the location of the required front yard line for that lot and 25' is provided where 30' is required as stated in Section 357.06 of the Codified Ordinances. (Filed 12-10-03)

9:30

Calendar No. 03-336: 2820 Community College Avenue

**Ward 5
Frank Jackson
10 Notices**

Arbor Park Place LLP, owner c/o Russell Berusch and Kevin Brown, agents, appeal to redevelop and do new construction for a shopping plaza, aka Longwood Plaza, with an 18,000 s/f grocery store and a 20,000 s/f area for other retail use and a 115 space accessory parking lot, all to be situated on a 250' x 360' parcel located in a Local Retail Business District on the west side of Community College Avenue at 2820 Community College Avenue; the proposed plan being contrary to the Off-Street Parking and Loading Requirements where 115 parking spaces are provided and there are 163 spaces required, according to the provisions of the table for Retail Sales Uses as stated in Section 349.04(f) of the Codified Ordinances. (Filed 12-12-03)

9:30

Calendar No. 03-337: 3503 West 99th Street

**Ward 18
Jay Westbrook
5 Notices**

Nabil B. K. Shehada, owner, appeals to enclose two existing front porches of a two-story frame, two family dwelling, situated on a 40' x 141' parcel located in a Two-Family District on the east side of West 99th Street at 3503 West 99th Street; the proposed porch enclosures are contrary to Sections 357.14(b)(4) of the Yards and Courts Regulations with a 7'-9" projection proposed where not more than a 4' projection is allowed and subject to the provisions for Nonconforming Uses where the existing nonconforming use building has a 2' interior side yard and a 3' interior side yard is required as stated in Section 359.01 of the Codified Ordinances. (Filed 12-12-03)

**BOARD OF ZONING APPEALS
JANUARY 12, 2004**

POSTPONED FROM DECEMBER 8, 2003

9:30

Calendar No. 03-272:

1584 East 82nd Street

Ward 7

Fannie Lewis

4 Notices

Gregory Neal, owner, appeals to enclose an existing 12' x 25' front porch of a two-story, frame one-family dwelling, situated on a 32' x 120' rectangular parcel located in a Multi-Family District on the west side of East 82nd Street at 1584 East 82nd Street; the proposed enclosure being subject to the Enforcement and Penalty Provisions of Section 327.02(d) that require plans for the project be drawn to scale and contrary to the Yards and Courts Requirements where a 12' projection is proposed and enclosed front porches shall not project more than 4' as stated in Section 327.02(b)2 of the Codified Ordinances. (Reinstated 11-10-03; testimony taken)

Postponement granted for appellant to consult with the Councilwoman about the proposed project.
