

**BOARD OF ZONING APPEALS
NOVEMBER 21, 2005**

9:30

Calendar No. 05-330: 1455 East 185th Street

Ward 11

Michael Polensek

46+ Notices

E-Poch Properties LLC, owner, and Sansai Environmental Technologies, Inc., lessee, appeal to establish use for the manufacture of soil products in an existing 659' x 700' former industrial manufacturing building, situated on acreage located in split zoning between a B1 Residence Industry District and a B3 General Industry District on the east side of East 185th Street at 1455 East 185th Street; the proposed use is contrary to Section 345.02 being not permitted in a Residence Industry District and fertilizer manufacture from organic matter is specifically prohibited in a General Industry District as stated in Section 345.04(c)(2)(G) of the Codified Ordinances. (Filed 10-26-05)

POSTPONED FROM OCTOBER 10, 2005

10:30

Calendar No. 05-250: 3664 West 46th Street

Ward 15

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; testimony taken.)

Second postponement requested by the Councilwoman for additional time to meet with the appellant and neighboring property owners about issues relating to permits for fence installation and the Fence Regulations.

10:30

Calendar No. 05-281

6501 Clark Avenue

Ward 17

Matthew Zone

6 Notices

Map Partnership, owner, and Alex Berkov, tenant, appeal to erect a 32 s/f non-illuminated, free-standing advertising sign on a 152' x 99' portion of a 365' x 324' irregular shaped corner parcel located in Semi-Industry and General Industry Districts on the southwest corner of Clark Avenue and West 65th Street at 6501-13 Clark Avenue; contrary to Sections 343.11(b)(2)(l)(4)(a), a 3' setback is proposed where advertising matter on an auto sales lot must be behind the required 10' setback line on Clark Avenue; and signs must be located and designed to allow visibility between 2.5' and 8' above grade level in a triangle formed by intersecting street right-of-way lines and a line 30' from the point where the street lines intersect, as stated in Section 350.08(b) of the Codified Ordinances. (Filed 9-9-05; no testimony taken.)

First postponement requested by the Councilman for additional review of the plan with the local development corporation and written authorization from the property owner for the tenant to request this appeal.
