

**BOARD OF ZONING APPEALS
DECEMBER 13, 2004**

POSTPONED FROM NOVEMBER 8, 2004

10:30

Calendar No. 04-171:

8211 Platt Avenue

Ward 6

Patricia Britt

3 Notices

Lawrence Lane, owner, appeals to change the use from a grocery store to an office in a 40' x 40' one-story building situated on a 50' x 150' parcel located in Local Retail Business and Multi-Family Districts on the north side of Platt Avenue at 8211 Platt Avenue; contrary to Section 337.08 of the Regulations for Residential Districts, an office is not a permitted use in a Multi-Family District but first permitted in a Local Retail Business District under Section 343.01G(3), provided that personnel customarily required for the business or profession do not exceed more than five persons at any one time; and the substitution of a nonconforming use requires the Board of Zoning Appeals approval as stated in Section 359.01 of the Codified Ordinances. (Reinstated 9-13-04; testimony taken.)

Second request for postponement granted for appellant to consult with the local development corporation about his proposed plan.

POSTPONED FROM NOVEMBER 22, 2004

10:30

Calendar No. 04-258:

14024-26 Triskett Road

Ward 20

Martin Sweeney

6 Notices

Mark DeVault dba Casey Jones Tavern, owner, appeals to install a 5' x 35' wall sign to be painted on an existing one-story commercial building situated on a 74' x 129' corner lot in a Local Retail Business District on the northeast corner of Triskett Road and West 141st Street; contrary to the Sign Regulations, the proposed sign is approximately 175 s/f and 82 s/f is the maximum wall sign area allowed in a Local Retail Business District, as stated in Section 350.14(a) of the Codified Ordinances. (Filed 10-19-04; testimony taken.)

First postponement requested by the Councilman for additional review of the proposed sign.

BOARD OF ZONING APPEALS

DECEMBER 13, 2004

POSTPONED FROM NOVEMBER 29, 2004

9:30

Calendar No. 04-262:

383 East 156th Street

Ward 11

Councilman Polensek

15 Notices

John Dimmian, owner, appeals to construct a 2 ½-story retail and residential building on an approximate 50' x 101' corner lot in a Local Retail Business District on the southeast corner of East 156th Street and Trafalgar Avenue; contrary to Section 357.04 a front yard depth of 25' is required and none is provided; and Section 352.10, requires a 6' wide landscape strip along East 156th Street between the parking lot and street; and contrary to Section 355.04, a maximum gross floor area of 19,484 s/f is allowed and 23,691 s/f is proposed; and the driveway apron radius must be 15' from a prolongation of the property line according to Section 343.18(c) and a plot plan drawn to scale is required as stated in Section 327.02(e) of the Codified Ordinances. (Filed 10-21-04; testimony taken.)

First postponement requested for consensus between the appellant, the local development organization and the design review committee about the proposed plan.
