

BOARD OF ZONING APPEALS
APRIL 17, 2006

9:30
Calendar No. 06-51: 17610 Milburn Avenue Ward 21
Michael Dolan
4 Notices

Romulo Glean, owner, appeals to enclose an existing 6' x 27' front porch of a single family residence, situated on a 40' x 160' parcel in an A1 One-Family District on the north side of Milburn Avenue at 17610 Milburn Avenue; contrary to Section 357.13(b)(4), the proposed porch enclosure projects 6' and not more than a 4' projection is permitted; and the Board of Zoning Appeals shall have no power to authorize as a variance the location of any building nearer the street line than a required setback building line, unless the depth of width of the lot is sufficiently less than that of other lots in the same block, as stated in Section 329.04(c)(1) of the Codified Ordinances. (Filed 3-30-06)

9:30
Calendar No. 06-52: 10518 Churchill Avenue Ward 9
Kevin Conwell
8 Notices

Rysar Properties, owner, appeal to erect a 26' x 32' two-story frame, single family residence on a 40' x 120' parcel, located in a Residence Office District on the south side of Churchill Avenue at 10518 Churchill Avenue; the proposed single family residence being subject to the limitations of Section 337.10 and first permitted in a One-Family District, according to Section 337.02 of the Codified Ordinances. (Filed 3-30-06)

9:30
Calendar No. 06-54: 11317 Union Avenue Ward 3
Zachary Reed
9 Notices

Jeremiah Baptist Church and Deacon Phillips, owner, appeal to expand a church parking lot, situated on a 120' x 150' lot in a General Retail Business District on the north side of Union Avenue at 11317 Union Avenue; subject to the provisions of Section 359.01, the proposed expansion requires approval of the Board of Zoning Appeals for the existing nonconforming use, and by reference is regulated in Section 337.02(e)(1) for a One-Family District, where the church and accessory uses are permitted in a General Retail District, but only if located not less than 15' from an adjoining Residence District; and contrary to Section 349.07(b), accessory off-street parking spaces shall be provided with wheel or bumper guards that are so located that no part of a parked vehicle extends beyond the parking space and none are proposed; and contrary to Sections 343.18(a) and (e), two driveways are not permitted on a lot with less than a 150' frontage and an approximate 9' distance is provided where there must be a 30' minimum of unbroken curb between successive driveways; and parking spaces shall be at least 180 square feet as stated in Section 325.03 of the Codified Ordinances. (Filed 4-3-06)

BOARD OF ZONING APPEALS

APRIL 17, 2006

POSTPONED FROM MARCH 27, 2006

10:30

Calendar No. 06-38

5712 Harvard Avenue

Ward 12

Anthony Brancatelli

8 Notices

Kimberly McDermott, owner, and Barbara Bradford, tenant, appeal to expand the use of an existing two family dwelling to include a Type A Day Care, situated on a 45' x 146' parcel in a General Retail Business District on the south side of Harvard Avenue at 5712 Harvard Avenue; the Type A Day Care, by reference, is regulated according to Section 337.02(f)(3) that requires it to be 30' from the least restricted residential district of an adjoining lot not used for a similar purpose and the proposed use abuts a Two-Family District and is subject to the Board of Zoning Appeals approval to determine if adequate yard spaces and other safeguards to preserve the character of the neighborhood are provided and that the use is appropriately located and designed to meet a community need without adversely affecting the neighborhood. (Filed 3-9-06; no testimony taken.)

First postponement requested by appellant for additional review of the plan with the Councilman and Slavic Village Development Corporation.
