

BOARD OF ZONING APPEALS

MAY 30, 2006

9:30

Calendar No. 06-74:

3200 Franklin Boulevard

Ward 13

Joe Cimperman

12 Notices

The Young Mens Christian Association, owner, and James Sosan, prospective purchaser, appeal to change the use from a recreation center to 18 dwelling units and a private health club in an existing three-story brick building, situated on an approximate 203' x 173' corner lot in a B1-Two-Family District on the northwest corner of Franklin Boulevard and West 32nd Street at 3200 Franklin Boulevard; contrary to Section 355.04 and Area Requirements, in a "B" Area District, a maximum gross floor area of 52,094 square feet is proposed where the maximum gross floor area may not exceed one-half the lot area or 17,170 square feet; and the proposed location for the dumpster enclosure in the required 10' front yard setback is prohibited as a yard encroachment by the Zoning Code of the Codified Ordinances. (Filed 5-1-06)

9:30

Calendar No. 06-75:

13507-09 Lakewood Heights Blvd.

Ward 19

Dona Brady

7 Notices

Timko Investments, Inc., owner, and Al Mealem, tenant, appeal to erect an 85 square foot sign with a 6' projection to the front of an existing one-story masonry store building, situated on a 100' x 120' parcel located in a General Retail Business District on the south side of Lakewood Heights Boulevard at 13507-09 Lakewood Heights Boulevard; contrary to the Sign Regulations, an 85 square foot projecting sign is proposed and no more than a maximum of 12 square feet is permitted, and the sign projects 6' extending beyond the 4' that is permitted, according to Section 350.14(g) of the Codified Ordinances. (Filed 5-1-06)

9:30

Calendar No. 06-76:

485 East 140th Street

Ward 10

Roosevelt Coats

9 Notices

Harold and Kim Schnieder, owners, and Michael Steele, prospective purchaser, appeal to change to a used car sales lot the use of an existing masonry building, situated on a 160' x 170' irregular shaped parcel located in split zoning between a General Retail Business District and a Multi-Family District at 485 East 140th Street; the proposed use being limited by Section 337.08, not permitted in a Multi-Family District but first permitted in a General Retail District; and Section 349.04(f) requires that the use must provide 25% of the gross lot area for customer parking, and an 8' wide landscape transition strip providing a 75% year-round opacity is required between the subject lot and the abutting Multi-Family District as stated in Section 352.11. The display of motor vehicles in the 10' front yard setback is prohibited and the Board of Zoning Appeals may permit the usage of no more than one-half of the setback area, determined according to the requirements stated in Section 357.14(a) and (b) of the Codified Ordinances. (Filed 5-4-06)

BOARD OF ZONING APPEALS

MAY 30, 2006

9:30

Calendar No. 06-77:

4512 Stickney Avenue

Ward 16

Kevin Kelley

3 Notices

Luis Fontanez appeals to install approximately 96 linear feet of 4' high chain link fence across the front and in the side yard of a 50' x 150' parcel, located in a B1 Two-Family District on the north side of Stickney Avenue at 4512 Stickney Avenue; subject to the limitations of the Fence Regulations, an ornamental, decorative fence is required in actual front yards of a residential district, unless the Board of Zoning Appeals determines that legally permitted chain link fences are common in the immediate vicinity, as stated in Section 358.04(a)(1) of the Codified Ordinances.

(Filed 5-5-06)
