

**BOARD OF ZONING APPEALS  
SEPTEMBER 27, 2004**

**9:30**

**Calendar No. 04-143:**

**2202 Broadview Road**

**Ward 15**

**Merle Gordon**

**20 Notices**

Speedway SuperAmerica, owner c/o John Dzwonczyk, appeals to construct a combined service station/convenient store, consisting of an approximate 77' x 51' one-story, 3,000 s/f building, proposed to be situated on an approximate 160' x 120' corner lot in a Local Retail Business District and a One-Family District on the northeast corner of Broadview Road and West 22<sup>nd</sup> Street at 2202 Broadview Road; subject to the residential limitations of Section 337.02, a service station is not permitted in a One-Family District and is contrary to Section 343.01 for Local Retail Business Districts, being first permitted under Section 343.11(b)(2)(l)(5) in a General Retail Business District; and contrary to Section 352.09, less than the required 8' wide transition strip is provided between the Local Retail and One Family Districts; and contrary to Section 350.14(e) a gas station pole sign of 166 s/f is proposed and the maximum permitted is 100 s/f; and as proposed, a free-standing sign is within the R.O.W. and it is required to be 3' from the R.O.W. as stated in Section 350.14(c) of the Codified Ordinances. (Filed 6-10-04)

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**9:30**

**Calendar No. 04-209:**

**3131 Warren Road**

**Ward 20**

**Martin Sweeney**

**5 Notices**

William J. Bett, owner, appeals to erect a 16' x 11' open porch to the front of a 25' x 25' single family dwelling, situated on a 40' x 130' lot in a Two-Family District on the east side of Warren Road at 3131 Warren Road; contrary to the Regulations for Yards and Courts, an 11' projection is proposed, where an open porch may not project more than 6' as stated in Section 357.13(b)(4) of the Codified Ordinances. (Filed 8-30-04)

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**9:30**

**Calendar No. 04-211:**

**4925 State Road**

**Ward 16**

**Michael O'Malley**

**20 Notices**

St. John of Kronstadt Orthodox Church, owner c/o Reverend Anatol Siegien, and Michael Wroblewski, agent, appeal to convert an existing 40' x 101' one-story, 4,065 s/f storage building to a new use as a church, situated on an approximate 157' x 773' lot where there is an existing assembly/banquet hall and parking lot in a Semi-Industry District and a General Industry District on the east side of State Road at 4925 State Road; the proposed church and parking lot being less than a 15' distance from a Residence District to the south and subject by reference to be regulated in a One-Family District, where a church and accessory uses are permitted, if located not less than 15' from any adjoining premises in a Residence District as stated in Section 337.02(e)(1), of the Codified Ordinances. (Filed 9-1-04)

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**BOARD OF ZONING APPEALS  
SEPTEMBER 27, 2004**

**9:30**

**Calendar No. 04-212:**

**1537 East 31<sup>st</sup> Street**

**Ward 13**

**Joe Cimperman**

**5 Notices**

Pak Sun Lui, owner, appeals to erect a 6' x 15' one and a half, frame bedroom addition to an existing two-story frame dwelling house, situated on a 30' x 132' lot in a Two-Family District on the east side of East 31<sup>st</sup> Street at 1537 East 31<sup>st</sup> Street; contrary to Section 355.05 of the Area Requirements, a lot size of 2,478 s/f is proposed, in excess of the 1,980 s/f that is the one-half square footage for the allowable lot size; and contrary to Sections 357.09(b)(2)B and 357.09(b)(2)A, an interior side yard of 1.8" is provided where 3' is required and an estimated 4' distance is provided from a main building on an adjoining lot and 10' is required; and subject to the provisions for Nonconforming Uses, the Board of Zoning Appeals approval is required for the expansion of an existing nonconforming building as stated in Section 359.04 of the Codified Ordinances.(Filed 9-1-04)

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**9:30**

**Calendar No. 04-213:**

**11500 St. Clair Avenue**

**Ward 9**

**Kevin Conwell**

**9 Notices**

David Ali, owner, appeals to install a free-standing business sign for a service station situated on a corner lot in a General Retail Business District at the southeast corner of St. Clair Avenue and East 115<sup>th</sup> Street at 11500 St. Clair Avenue; contrary to Sections 350.14(b) and (c), a 27.3' height is proposed and a maximum height of 25' is allowed and no distance is proposed from the front property line for the location of the sign and a minimum distance of 3' from the front property line is required; and the proposed sign measures 123 s/f contrary to the Sign Regulations, where each service station shall be permitted one permanent, free-standing business sign, with a total sign face area of the panel or panels not exceeding 100 s/f as stated in Section 350.14(e)(1) of the Codified Ordinances.(Filed 9-1-04)

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**9:30**

**Calendar No. 04-222:**

**3149 West 31<sup>st</sup> Street**

**Ward 14**

**Nelson Cintron**

**5 Notices**

Carmen Rivera, owner, appeals to erect a 10' x 23' wolmanized wooden wheelchair ramp to the front of an existing two-story, one family dwelling on a 34' x 134' parcel in a Two-Family District on the east side of West 31<sup>st</sup> Street at 3149 West 31<sup>st</sup> Street; contrary to Sections 357.09(b)(2)B and 357.13(b)(4) of the Yards and Courts Requirements, an interior side yard of 3' is required where 18" is provided and as proposed, instead of being 10' from the street line, the wheelchair ramp extends to within 4' of the street line; and an open porch shall not project more than 6' and a 10' projection is provided; and the expansion of an existing, nonconforming interior side yard requires the Board of Zoning Appeals approval as stated in Section 359.01 of the Codified Ordinances.(Filed 9-10-04)

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