



Date of Hearing: May 8, 2014
Time of Hearing: 9:00
Zone Case 108 of 2014

1500 Bingham St

Zoning District: LNC
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: JMAC Architects
Owner: Kondaveeti Ravi

New three story single family dwelling with a rooftop deck above the second floor and a three car integral garage.

Special Exception: 921.03.C.2 reconstruction of a damaged nonconforming structure is a Special Exception

Variance: 904.02.C.2 minimum 20ft rear setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
Multiple ZBA cases from 1984 till 1996, requests to occupy the existing structure.

Notes:

Certificate of Occupancy 45026, dated 9/11/1984, permitted occupancy "Two story structure, rear garage of tow truck with incidental office".

Certificate of Occupancy 69678, dated 6/28/1995, permitted occupancy "Use of 20'x20' area for storage of displays and display cases until lease expires in December with two integral parking stalls".

Date of Hearing: May 8, 2014
Time of Hearing: 9:10
Zone Case 109 of 2014

1200 Western Ave(1212 Western Ave)

Zoning District: UI
Ward: 21
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Manchester
Applicant: U-HAUL Center
Owner: Amerco Real Estate Company

204 sq. ft. wall mounted business ID sign for UHAUL.

Variance : 919.01.E.6 signs are not permitted to extend above the roof or parapet wall

Variance: 919.03.M.6 maximum area of 80 sq. ft. permitted and 204 sq. ft. requested

signs shall be mounted no higher than 40ft above grade and 55ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

Certificate of Occupancy 200500445, dated 9/8/2005, permitted occupancy "Occupy 11,500 sq. ft. of existing eastern building (BLDG # 4) and 11,200 sq. ft. of existing 3 story building on 1st floor (BLDG # 3) storage and distribution of assembled products & incidental offices.

Date of Hearing: May 8, 2014
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Zone Case 110 of 2014

1511-1513 Garfield Ave

Zoning District: R1A-VH
Ward: 25
Council District: 6, Councilperson R. Daniel Lavelle
Neighborhood: Central Northside
Owner: Palm Michael E & Megan A
Applicant: Dan Hosier (prospective owner)

20ft x 27ft one story addition to existing single family dwelling (as one lot).

Variance: 903.03.E.2 minimum 5ft exterior side setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:

N/A

Notes:

Certificate of Occupancy 37038, dated 7/10/1980, location 1511 Garfield Ave, permitted occupancy "One family dwelling".

<p>Date of Hearing: May 8, 2014 Time of Hearing: 9:30 Zone Case 111 of 2014</p> <p>772 Hazelwood Ave</p> <p>Zoning District: R1D-H Ward: 15 Council District: 5, Councilperson Corey O'Connor Neighborhood: Greenfield Owner: Critelli Nicola & Maria Applicant: Critelli Nicola & Maria</p> <p>New 29ft x 48ft two story detached garage.</p> <p>Variance: 903.03.D.2 minimum 5ft interior side setback required and 3ft requested</p> <p>Variance: 912.01.D accessory uses shall be located on the same zoning lot as the primary structure</p> <p>Variance: 912.04.E one story/15ft accessory height permitted and two stories/25ft requested</p> <p><u>Appearances</u> For Appellant:</p> <p>Objectors:</p> <p>Observers:</p>	<p>Past Cases and Decisions: N/A</p> <p>Notes: N/A</p>
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Date of Hearing: May 8, 2014
Time of Hearing: 10:00
Zone Case 114 of 2014

5210 Kincaid St/Jordan Way

Zoning District: R1D-H
Ward: 10
Council District: 9 ,Councilperson Rev. Ricky Burgess
Neighborhood: Garfield
Applicant: Niko Gomez(prospective owner)
Owner: Angeline Brown

Lot reconfiguration; continued use of the two existing two story single family detached dwellings.

Variance: 903.03.D.2 minimum 1,800 sq. ft. lot size permitted and 1,100 sq. ft. (Jordan Way structure) and 1,400 sq. ft.(5210 Kincaid St) requested

minimum 15ft rear setback required and 7ft requested(Jordan Way)

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:

N/A

Notes:

N/A

