

**ZONING BOARD OF APPEALS
REGULAR MEETING OF Apr 22, 2009
ROOM 901--CITY HALL**

2:00 PM

1. 1175 MAIN ST.-- BETHANY BERNATOWICZ to install two 2.9' x 22' poles signs encroaching the right-of-way and a rear yard 10' x 8'10" ground sign. . (131612)
511-79.6(2,3,7)b district. APPROVED

2. 132 LAKEVIEW -- KENNETH PIERI to install an electronic "LED" reader board wall sign on the Porter Avenue side of the building. . (135120)
PB district. Section 511-62F ALLOWS FOR WALL SIGNS TO 35 SF TOTAL DENIED

3. 2108 BAILEY AVE.-- USHA SHARMA to install an 12' x 20' front yard parking pad for two vehicles encroaching the city right-of-way. . (136446)
R2 district. Section 511-97B PROHIBITS FRONT YARD PARKING ADJOURNED

4. 128 WEST NORTHRUP -- ROBERTO BECERRIL, JR. to construct a two-story 30' x 36' x 21' high non-habitable loft area garage to the rear of the property. . (136029)
R2 district. Section 511-87A RESTRICTIONS ON ACCESSORY BUILDING HEIGHTS ADJOURNED

5. 375 COLVIN AVE.-- GREG SZELIGA to convert and use a two-story Church for a fitness center with signs non-conforming in the district. . (136459)
R3 district. Section 511-28A & 511-12K(2) COMMERCIAL USE NOT ALLOWED IN A RESIDENTIAL DISTRICT & SIGNS LIMITED TO 1.5SF AND WALL MOUNTED APPROVED
RETURN FOR
SIGN DISPLAY

6. 40 HOPKINS ST.-- RICHARD CAMMACK to use an 8'x20' temporary trailer as an office for a salvage yard. . (136577)

M2 district. Section 511-125(A)8 PERMITTED USES IN AN INDUSTRIAL DISTRICT

APPROVED FOR ONE YEAR

7. 2085 MAIN ST.-- ROBERT HARPER to install and use a 36.6' high billboard at the top of NFTA property. .

TS district. Section 511-79.4 NON-ACCESSORY SIGNS PROHIBITED

WITHDRAWN

2:15 PM

8. 186 FOREST -- CHARLES CAMPANELLA to use as a contractor's equipment storage yard first allowed in a general commercial district. . (135906)

C1 district. Section 511-28 PERMITTED USES IN THE DISTRICT

ADJOURNED MEET WITH BLOCK CLUB

9. 256 WILSON ST.-- ERAN EPSTEIN to erect and use a 24-space parking lot for a nearby apartment building. . (134106)

R3 district. Section 511-96A PARKING PROVIDED IS NOT ACCESSORY TO THE BUILDING

APPROVED

10. 1195 NIAGARA ST.-- NAS QUICK SIGN to install a projecting 5' x 6' sign perpendicular to the building with "LED" reader board moving text on the lower portion of the sign. . (137128)

CM district. Section 511-104A(2) SIGNS LIMITED TO 200 SF AND NON-FLASHING

DENIED

11.68 PARKER -- KEVIN ROBINSON to erect and use a 28'x 46' x 18' high two-story rear yard garage with 2nd floor storage. . (137363)

R1 district. Section 511-87A STRUCTURE MAY NOT EXCEED 30% OF REAR LOT AND 12' IN HEIGHT

ADJOURNED

12.60 PARKER -- RRK ENTERPRISES (DAVID REPMAN) to use a 30' x 50' 2 1/2 story rear yard guest house apartment. . (137371)

R1 district. Section 511-8E(1) RESTRICTED USE NOT TO INCLUDE A SEPARATE KITCHEN

ADJOURNED

2:30 PM

13.517 HUMBOLDT PKWY. -- KEVIN MCCADDEN to erect a stand alone garage in a residential district. . (137310)

R2 district. Section 511-87A,C NO STAND ALONE ACCESSORY STRUCTURES AND NO ACCESSORY NEARER THAN 60' FROM FRONT LOT LINE

APPROVED

14.762 COLUMBUS PKWY. -- ALFRED T. COPPOLA to erect a two-story one-family house deficient in area requirements. . (137116)

R3 district. Section 511-18 LOT, YARD & AREA REQUIREMENTS

DENIED

15.26 WYOMING -- VESTA COMMUNITY HOUSING for a Human Service Facility to house 8 homeless Veterans (in addition to the housing provided at the rectory next door - 30 Wyoming) . (137481)

R2 district. Section 511-136 HUMAN SERVICE FACILITY

APPROVED

2:45 PM

- 16.722 WILLIAM ST.-- FAITH BASED FELLOWSHIP for a Human Service Facility providing short term shelter for homeless women. . (137435)
CM district. Section 511-136 HUMAN SERVICE FACILITY DENIED
- 17.378 BOX ST.-- FAITH BASED FELLOWSHIP for a Human Service Facility providing short term shelter for homeless women. . (137739)
R2 district. Section 511-136 HUMAN SERVICE FACILITY ADJOURNED
DEPARTMENT
OF SOCIAL
SERVICES
CONTRACT TO
BE SUBMITTED
- 18.311 VULCAN ST.-- TRANSITIONAL SERVICES to establish a Human Service Facility for 13 psychiatrically disabled adults for support and training. . (135054)
CM district. Section 511-136 HUMAN SERVICE FACILITY APPROVED
- 19.37 SPAULDING ST.-- NOE RODRIQUEZ to erect a 14' x 16' x 3' high front yard deck. . (137483)
R2 district. Section 511-10A(3) FRONT YARD
REQUIREMENTS OF 15% NOT MORE THAN 25 FT DENIED
- 20.212 - 214 HERTEL AVE.-- DAVE PLISZKA to convert and use a junkyard/recycling facility with office space and a 35 SF wall sign to read "Smart Parts". . (137542)
R2 district. Section 511-12 & 511-44 NON-PERMITTED
USES IN THE DISTRICT ADJOURNED
MEET WITH
BLOCK CLUB

21.387 LINWOOD AVE.-- JOHN MILLER to convert a one-family carriage house with a two-car garage to a two-family carriage house with a one-car garage. .
R4 district. Section 511-22A1,3 DEFICIENT IN LOT AREA AND SIDE YARDS

ADJOURNED
APPLICANT DID
NOT SHOW

NEXT SCHEDULED MEETING IS May 27, 2009
DEADLINE FOR APPLICATIONS IS May 7, 2009

I HEREBY certify that the foregoing is a full and true abstract of matters considered with actions taken and / or decision thereon by the Zoning Board of Appeals.

DATED: Apr 22,

ATTEST: