

**CITY OF CHICAGO - ZONING BOARD OF APPEALS**

**July 20, 2012**

**121 N. LaSalle Street - Room 201A**

Present: Swain, McCabe-Miele, Healey, Toia, Santiago

**9:00AM**

**228-12-S                      ZONING DISTRICT: RS-3                      WARD: 50**

**APPLICANT:** Loyola University Chicago

**OWNER:** Loyola University of Chicago

**PREMISES AFFECTED:** 6300-6348 N. Hoyne Avenue

**SUBJECT:** Application for a special use to permit the expansion of an existing recreational facility (stadium/practice field) with the addition of 607-person capacity bleachers and a press box.

Yes 5-0 – Condition: Netting must be placed on south end of field and speakers must be directed towards field

**229-12-Z                      ZONING DISTRICT: RS-3                      WARD: 50**

**APPLICANT:** Loyola University Chicago

**OWNER:** Loyola University of Chicago

**PREMISES AFFECTED:** 6300-6348 N. Hoyne Avenue

**SUBJECT:** Application for a variation to reduce the required front yard setback from 20' to 7'-4 ½" for the expansion of an existing recreational facility (stadium/practice field) with the addition of 607-person capacity bleachers and a press box.

Yes 5-0

**230-12-S                      ZONING DISTRICT: DX-7                      WARD: 42**

**APPLICANT:** Oxford 127 Huron Hotel Venture Property Co.

**OWNER:** Same

**PREMISES AFFECTED:** 127 W. Huron Street

**SUBJECT:** Application for a special use to permit the establishment of a non-accessory parking garage within a 17-story hotel shell building.

Yes 5-0

**231-12-Z                      ZONING DISTRICT: DX-7                      WARD: 42**

**APPLICANT:** Oxford 127 Huron Hotel Venture Property Co.

**OWNER:** Same

**PREMISES AFFECTED:** 127 W. Huron Street

**SUBJECT:** Application for a variation to permit a 10% increase in the floor area ratio of 7.0 for an increase of 14,231.48 sq. ft. for a non-accessory parking garage within a 17-story hotel shell building.

Yes 5-0

**232-12-Z                      ZONING DISTRICT: RS-2                      WARD: 33**

**APPLICANT:** Brigid Pasulka & William Coffey

**OWNER:** Same

**PREMISES AFFECTED:** 2720 W. Windsor Avenue

**SUBJECT:** Application for a variation to reduce the required front setback from 20' to zero to allow parking within the front setback of a two-story single-family residence with the existing

attached garage converted into habitable space.

Continuance 9/21- 2pm

**233-12-S**                    **ZONING DISTRICT: B3-1**                    **WARD: 38**  
**APPLICANT:** EZPAWN Illinois, Inc.  
**OWNER:** 5454 W. Belmont. LLC  
**PREMISES AFFECTED:** 5454 W. Belmont Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a pawn shop.

Yes 4-1 (McCabe-Miele, Healey, Toia, Santiago – Yes, Swain – No)

**234-12-S**                    **ZONING DISTRICT: DX-12**                    **WARD: 2**  
**APPLICANT:** 8 East Ninth, LLC  
**OWNER:** Same  
**PREMISES AFFECTED:** 1-8 E. 9th Street  
**SUBJECT:** Application for a special use to permit the leasing of 45% (107 spaces) of the required 238 parking spaces for non-building occupants within a mixed-use 248 dwelling-unit building.

Continuance 9/21- 2pm

**235-12-S**                    **ZONING DISTRICT: DX-3**                    **WARD: 27**  
**APPLICANT:** Madison Aberdeen Partners LLC  
**OWNER:** MKT Properties, LLC  
**PREMISES AFFECTED:** 18-26 N. Aberdeen Street  
**SUBJECT:** Application for a special use to permit the establishment of a residential use below the second floor of a proposed four-story 54 dwelling-unit building.

Yes 5-0

**236-12-Z**                    **ZONING DISTRICT: DX-3**                    **WARD: 27**  
**APPLICANT:** Madison Aberdeen Partners LLC  
**OWNER:** MKT Properties, LLC  
**PREMISES AFFECTED:** 18-26 N. Aberdeen Street  
**SUBJECT:** Application for a variation to reduce the required rear yard setback from 30' to zero for a proposed four-story 54 dwelling-unit building

Yes 5-0

**237-12-S**                    **ZONING DISTRICT: B3-3**                    **WARD: 47**  
**APPLICANT:** Bottles and Cans, LLC  
**OWNER:** 4109 Lincoln Avenue, LLC  
**PREMISES AFFECTED:** 4109 N. Lincoln Avenue, Unit 1  
**SUBJECT:** Application for a special use to permit the establishment of a retail liquor store.

Yes 5-0

**238-12-Z**                    **ZONING DISTRICT: RS-3**                    **WARD: 33**  
**APPLICANT:** Marta Bryand  
**OWNER:** Same  
**PREMISES AFFECTED:** 2834 W. Fletcher Street  
**SUBJECT:** Application for a variation to reduce the required front setback from 20' to 4.83',

reduce the total side setback combination from 4.8', with neither less than 2', to 1' for a proposed second floor balcony to a multi-unit residential building.

Yes 5-0

**239-12-S**                      **ZONING DISTRICT: B1-3**                      **WARD: 3**  
**APPLICANT:** Khadijah Johnson/Duey International, Inc.  
**OWNER:** Circuit Court of Cook County 11-CH-03268 c/o Michael Daniels, Court Appointed Receiver  
**PREMISES AFFECTED:** 219 E. 31st Street  
**SUBJECT:** Application for a special use to permit the establishment of a hair salon.

Continuance 9/21- 2pm

**240-12-S**                      **ZONING DISTRICT: B1-2**                      **WARD: 43**  
**APPLICANT:** Smith & Davis, Inc.  
**OWNER:** NYII, LLC  
**PREMISES AFFECTED:** 735 W. Wrightwood Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a beauty salon.

Yes 4-0 (Swain – Absent)

**241-12-S**                      **ZONING DISTRICT: B3-3**                      **WARD: 3**  
**APPLICANT:** Andre P. Anthony Barber Salon, P.C.  
**OWNER:** MB Financial Bank, N.A. c/o Peak Properties LLC  
**PREMISES AFFECTED:** 3953 S. Martin Luther King Drive  
**SUBJECT:** Application for a special use to permit the expansion of an existing barber salon.

Yes 4-0 (McCabe-Miele – Absent)

**242-12-S**                      **ZONING DISTRICT: B1-2**                      **WARD: 30**  
**APPLICANT:** Mercedes Rodriquez DBA Rosario's Hair Care Corp.  
**OWNER:** Jim Apostolu/JA Properties  
**PREMISES AFFECTED:** 5649 W. Belmont Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a beauty salon.

Yes 4-0 (McCabe-Miele – Absent)

**243-12-S**                      **ZONING DISTRICT: B3-2**                      **WARD: 44**  
**APPLICANT:** Kendav LLC DBA Massage Envy Spa  
**OWNER:** Portsmouth, Inc.  
**PREMISES AFFECTED:** 3718 N. Southport Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a massage establishment.

Yes 5-0

**244-12-S**                      **ZONING DISTRICT: B3-2**                      **WARD: 12**  
**APPLICANT:** Ismael Acuna  
**OWNER:** Romualdo Camarena  
**PREMISES AFFECTED:** 2224 S. California Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a barber shop/beauty salon.

Yes 5-0

**245-12-S**                      **ZONING DISTRICT: B1-3**                      **WARD: 43**  
**APPLICANT:** Trianon Inc.  
**OWNER:** 651 W Armitage LLC  
**PREMISES AFFECTED:** 651 W. Armitage Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a beauty salon.

Yes 5-0

**246-12-S**                      **ZONING DISTRICT: B3-1**                      **WARD: 35**  
**APPLICANT:** Lisalda Rosado  
**OWNER:** Maria J. Black  
**PREMISES AFFECTED:** 2824 W. Diversey Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a beauty salon.

Yes 5-0

**247-12-S**                      **ZONING DISTRICT: B3-3**                      **WARD: 3**  
**APPLICANT:** Donald Walker  
**OWNER:** Hayward Smith  
**PREMISES AFFECTED:** 122 E. 47th Street  
**SUBJECT:** Application for a special use to permit the establishment of a beauty salon.

Continuance 8/17- 2pm

**248-12-Z**                      **ZONING DISTRICT: RS-3**                      **WARD: 27**  
**APPLICANT:** Vince Felice  
**OWNER:** Same  
**PREMISES AFFECTED:** 613 N. Christiana Avenue  
**SUBJECT:** Application for a variation to reduce the required total side yard combination from 4.8' to 3.79', with neither less than 2', with a zero south side yard for a proposed rear one and two-story addition to an existing two-story single-family residence.

Yes 5-0

**249-12-S**                      **ZONING DISTRICT: DX-12**                      **WARD: 2**  
**APPLICANT:** East Eighth Street Associates, LLC  
**OWNER:** Same  
**PREMISES AFFECTED:** 2 East 8th Street  
**SUBJECT:** Application for a special use to permit the establishment of a 204-space non-accessory parking lot (existing parking garage in a mixed-use building).

Continuance 9/21- 2pm

**250-12-S**                      **ZONING DISTRICT: DX-3**                      **WARD: 27**  
**APPLICANT:** Hale 101 LLC  
**OWNER:** Same  
**PREMISES AFFECTED:** 14 N. Peoria Street  
**SUBJECT:** Application for a special use to permit the establishment of an artist live/work space on the ground floor of an existing 45 dwelling-unit mixed use building.

Continuance 9/21 – 2pm

**251-12-Z                      ZONING DISTRICT: RS-3                      WARD: 32**

**APPLICANT:** Keith Fenceroy

**OWNER:** Same

**PREMISES AFFECTED:** 2722 N. Marshfield Avenue

**SUBJECT:** Application for a variation to exceed the floor area ratio by no more than 15% (268 sq. ft.) for a proposed rear third floor addition to an existing three-story single-family residence.

Yes 5-0

**252-12-Z                      ZONING DISTRICT: B3-3                      WARD: 1**

**APPLICANT:** Tice, Inc. DBA Standard Bar & Grill

**OWNER:** 1332 N. Milwaukee, Inc.

**PREMISES AFFECTED:** 1332 N. Milwaukee Avenue

**SUBJECT:** Application for a variation to permit the establishment of a proposed public place of amusement license for an existing restaurant located within 125' of a residential zoning district.

Yes 3-1 (Swain, Healey, Santiago – Yes, McCabe-Miele – No, Toia – Recusal)

**253-12-S                      ZONING DISTRICT: DX-16                      WARD: 42**

**APPLICANT:** Jean Kurji of Giovar Designs

**OWNER:** The Shops on Wabash

**PREMISES AFFECTED:** 21 N. Wabash Avenue

**SUBJECT:** Application for a special use to permit the establishment of a valuable objects dealers license.

Continuance 9/21 – 2pm

**254-12-S                      ZONING DISTRICT: M2-3                      WARD: 14**

**APPLICANT:** 3939 JAM Ventures, LLC

**OWNER:** E 3939, LLC

**PREMISES AFFECTED:** 3939 S. Karlov Avenue

**SUBJECT:** Application for a special use to permit the establishment of an adult entertainment cabaret.

Continuance 8/17 – 2pm

**2:00PM**

**255-12-S                      ZONING DISTRICT: B3-2                      WARD: 44**

**APPLICANT:** Park Place Garage LLC

**OWNER:** Same

**PREMISES AFFECTED:** 3115 N. Broadway

**SUBJECT:** Application for a special use to permit the establishment of a non-accessory parking garage located on a pedestrian retail street.

Yes 5-0

**256-12-S                      ZONING DISTRICT: C1-2                      WARD: 24**

**APPLICANT:** Lawndale Christian Health Center

**OWNER:** Same

**PREMISES AFFECTED:** 3824 W. Ogden Avenue

**SUBJECT:** Application for a special use to permit the establishment of a community center.

Yes 4-0 (Healey – Absent)

**257-12-Z                      ZONING DISTRICT: RS-3                      WARD: 32**

**APPLICANT:** Phillip Kain

**OWNER:** same

**PREMISES AFFECTED:** 3446 N. Leavitt Street

**SUBJECT:** Application for a variation to reduce the required total side yard combination from 5' to 2.96', with neither less than 2', with a zero north side yard and to exceed the floor area ratio by no more than 15% (431 sq. ft.) for a proposed rear three-story addition to an existing three-story two dwelling-unit building to be de-converted to a single-family residence.

Yes 4-0 (Healey – Absent)

**258-12-Z                      ZONING DISTRICT: B3-1                      WARD: 41**

**APPLICANT:** Sandy's Restaurant & Banquette, Inc.

**OWNER:** Slavoljub Damjanovic

**PREMISES AFFECTED:** 7021 W. Higgins Avenue

**SUBJECT:** Application for a variation to permit the establishment of a proposed public place of amusement license for an existing restaurant located within 125' of a residential zoning district.

Yes 3-0 (Healey – Absent, Toia – Recusal) – Condition: Security must be present outside of facility after closing hours

**259-12-Z                      ZONING DISTRICT: RS-2                      WARD: 50**

**APPLICANT:** Jennifer and Jeremy Berg

**OWNER:** Same

**PREMISES AFFECTED:** 2915 W. Morse Avenue

**SUBJECT:** Application for a variation to reduce the required east side yard setback from 4.2' to 2.2' (the west side yard setback to be 4.9') and to reduce the total side setback combination from 12.7' to 6.11' for a proposed side two-story addition and front attached garage to an existing single-family residence.

Continuance 9/21- 2pm

**260-12-S                      ZONING DISTRICT: PMD 8                      WARD: 11**

**APPLICANT:** Keeshin Charter Service, Inc.

**OWNER:** Same

**PREMISES AFFECTED:** 4400 S. Racine Avenue

**SUBJECT:** Application for a special use to permit the expansion of an existing bus storage facility with a one-story addition to the existing building.

Yes 4-0 (Healey – Absent)

**261-12-Z                      ZONING DISTRICT: B2-3                      WARD: 25**

**APPLICANT:** Gary Markle

**OWNER:** Same

**PREMISES AFFECTED:** 1307 W. 16th Street

**SUBJECT:** Application for a variation to reduce the required rear yard setback from 30' to zero for a proposed four-story single-family residence with an attached garage.

Yes 5-0

**262-12-S                      ZONING DISTRICT: M1-2                      WARD: 32**

**APPLICANT:** LHC Operating LLC DBA Lakeshore Sports and Fitness

**OWNER:** 1320 W. Fullerton, LLC

**PREMISES AFFECTED:** 1320 W. Fullerton Avenue

**SUBJECT:** Application for a special use to permit the expansion of an existing four-story sports and recreation participant facility with outdoor paddle courts and an outdoor use area.

Yes 4-0 (Healey – Absent)

**263-12-S                      ZONING DISTRICT: B3-1                      WARD: 25**

**APPLICANT:** James Andersen

**OWNER:** Same

**PREMISES AFFECTED:** 2317 S. Leavitt Street

**SUBJECT:** Application for a special use to permit the expansion of an existing two-story single-family residence for two proposed rear one-story additions and a rear second floor addition.

Continuance 8/17 – 2pm

**264-12-Z                      ZONING DISTRICT: RS-2                      WARD: 39**

**APPLICANT:** Imtiyaz Lakada

**OWNER:** Same

**PREMISES AFFECTED:** 6150 N. Harding Avenue

**SUBJECT:** Application for a variation to reduce the required front yard setback from 19.06' to 18.10', reduce the 4' north side yard setback to 3' and the 4' south side setback to 2.96', reduce the total side setback combination from 9' to 5.96' and increase the floor area ratio from .65 to .75 for a proposed second floor addition to an existing one-story single-family residence.

Yes 5-0

**265-12-S                      ZONING DISTRICT: B3-2                      WARD: 9**

**APPLICANT:** Tiffany Graham

**OWNER:** Lilydale Progressive Missionary Baptist Church

**PREMISES AFFECTED:** 10700-10720 S. Michigan Avenue

**SUBJECT:** Application for a special use to permit the establishment of accessory off-site parking (4 spaces) in an existing parking lot to serve a new day care center located at 10652 S. Michigan Ave.

Yes 5-0

**266-12-S                      ZONING DISTRICT: B3-2                      WARD: 32**

**APPLICANT:** Radiance Fine Jewelry, Inc.

**OWNER:** WWWT Investments LLC

**PREMISES AFFECTED:** 2139 N. Damen Avenue, Unit C-1

**SUBJECT:** Application for a special use to permit the establishment of a secondhand/valuable objects dealers license.

Yes 5-0

**267-12-Z                      ZONING DISTRICT: RS-3                      WARD: 20**

**APPLICANT:** 6752 S. Michigan Holdings LLC

**OWNER:** Same

**PREMISES AFFECTED:** 6752-58 S. Michigan Ave.

**SUBJECT:** Application for a variation to reduce the required front yard setback from 20' to zero, reduce the 8' north and south side setbacks to zero and reduce the total side setback combination from 20' to zero for an 8' high x 250 linear feet iron fence.

Yes 4-0 (Healey – Absent) – Condition: Fence can be no taller than 8’ – Less than 20% opaque

**268-12-Z**                      **ZONING DISTRICT: RS-1**                      **WARD: 19**

**APPLICANT:** Ryan Muldoon

**OWNER:** Same

**PREMISES AFFECTED:** 9216 S. Winchester Avenue

**SUBJECT:** Application for a variation to reduce the required total side setback combination from 15', with neither less than 5', to 9.15' with a 4' north side yard and a 5.15' south side yard for two proposed additions to an existing two-story single-family residence.

Yes 5-0

**269-12-Z**                      **ZONING DISTRICT: B3-1**                      **WARD: 39**

**APPLICANT:** Brito's Inc. DBA La Concordia

**OWNER:** Same

**PREMISES AFFECTED:** 3724 W. Montrose Avenue

**SUBJECT:** Application for a variation to permit the establishment of a public place of amusement license for a restaurant located within 125' of a residential zoning district.

Continuance 9/21 – 2pm

**270-12-Z**                      **ZONING DISTRICT: RT-4**                      **WARD: 43**

**APPLICANT:** Christopher E. Roehm

**OWNER:** Kogin Properties LLC

**PREMISES AFFECTED:** 640 W. Drummond Place

**SUBJECT:** Application for a variation to reduce the required west side setback from 2' to 8" and to reduce the total side setback combination from 5' to 3'-8" for proposed additions to a three-story single-family residence.

Yes 4-0 (Healey – Absent)

**271-12-Z**                      **ZONING DISTRICT: RM-5**                      **WARD: 43**

**APPLICANT:** Mike Bero

**OWNER:** Same

**PREMISES AFFECTED:** 1948 N. Cleveland Avenue

**SUBJECT:** Application for a variation to reduce the required north and south side setbacks from 2' to zero and reduce the total side setback combination from 5' to zero for a proposed rear three-story porch to an existing multi-unit residential building.

Yes 4-0 (Healey – Absent)

**272-12-Z**                      **ZONING DISTRICT: RT-4**                      **WARD: 1**

**APPLICANT:** John and Karen Herbst

**OWNER:** Same

**PREMISES AFFECTED:** 1832 W. Rice Street

**SUBJECT:** Application for a variation to reduce the required total side setback combination from 7.5" with neither less than 3', to 3.33' with an existing .33' west side yard and a proposed 3' east side yard and reduce the front setback from 20' to 17' for proposed rear and side additions to an existing three-story single-family residence with a proposed detached garage.

Yes 4-0 (Healey – Absent)



**273-12-S                      ZONING DISTRICT: B3-2                      WARD: 34**

**APPLICANT:** AB Partners, Inc.

**OWNER:** Farma Inc. DBA Clark Gas and Food

**PREMISES AFFECTED:** 11100 S. State Street/7 W. 111th Street

**SUBJECT:** Application for a special use to permit the expansion of an existing gas station with a proposed one-story addition.

Yes 4-0 (Healey – Absent)

**CONTINUANCES**

**67-12-Z                      ZONING DISTRICT: RS-1                      WARD: 45**

**APPLICANT:** James Brady and Marianne Brady

**OWNER:** Same

**PREMISES AFFECTED:** 6130 N. Legett Avenue

**SUBJECT:** Application for a variation to increase the maximum floor area ratio by not more than 10% from the required .5 to .6 and to reduce the side yard combination from the required 13.5' to 10.21', with neither less than 5', with the north side setback to be 3.02' and the south setback to be 7.19' for a proposed rear one-story addition, second floor front addition and a second floor rear addition to an existing single family residence.

Yes 4-0 (Healey – Absent) – Condition: FAR may only be increased to .55

**84-12-S                      ZONING DISTRICT: RS-3                      WARD: 14**

**APPLICANT:** 55th & K, LLC

**OWNER:** Josephine Schuch

**PREMISES AFFECTED:** 3140-3142 W. 55th Street

**SUBJECT:** Application for a special use to permit the establishment of a non-required accessory 18- space parking lot to serve an existing retail business located at 5435 S. Kedzie Avenue.

Withdrawal

**85-12-Z                      ZONING DISTRICT: RS-3                      WARD: 14**

**APPLICANT:** 55th & K, LLC

**OWNER:** Josephine Schuch

**PREMISES AFFECTED:** 3140-3142 W. 55th Street

**SUBJECT:** Application for a variation to reduce the required front setback from 20' to 7', to reduce both the east and west side setbacks from 5.04' to zero and reduce the total side setback combination from 12' 6" to zero for a non-required accessory 18-space parking lot to serve an existing retail business located at 5435 S. Kedzie Avenue.

Withdrawal

**117-12-S                      ZONING DISTRICT: B1-3                      WARD: 45**

**APPLICANT:** Chicago Tabernacle of the Assemblies of God

**OWNER:** Portage Park Partnership

**PREMISES AFFECTED:** 4042-60 N. Milwaukee Avenue

**SUBJECT:** Application for a special use to permit the establishment of a 1,000-seat religious assembly within an existing theater. The proposed religious assembly will also have 2 and 3 story additions to an existing 3-story building with retail uses and 34 residential dwelling units to be de-converted to 15 residential dwelling units.

Withdrawal

**155-12-Z**                                **ZONING DISTRICT: RS-3**                                **WARD: 12**  
**APPLICANT:** Gabriel Beltran  
**OWNER:** Same  
**PREMISES AFFECTED:** 2511 W. 46th Street  
**SUBJECT:** Application for a variation to reduce the front yard setback from the required 19.8' to 2'-4" and to reduce the west side setback from 2' to 1' (east side setback to be 14') for a total side setback of 15' for a proposed two-story front porch to a residential building.

Yes 4-0 (Healey – Absent)

**177-12-S**                                **ZONING DISTRICT: RM-5**                                **WARD: 43**  
**APPLICANT:** The Biddle House, LLC  
**OWNER:** Same  
**PREMISES AFFECTED:** 405-07 W. Eugenie Street, First Floor  
**SUBJECT:** Application for a special use to permit the establishment of a vacation rental unit.

Yes 4-0 (Healey – Absent)

**178-12-S**                                **ZONING DISTRICT: RM-5**                                **WARD: 43**  
**APPLICANT:** The Biddle House, LLC  
**OWNER:** Same  
**PREMISES AFFECTED:** 405-07 W. Eugenie Street, Second Floor  
**SUBJECT:** Application for a special use to permit the establishment of a vacation rental unit.

Yes 4-0 (Healey – Absent)

**180-12-S**                                **ZONING DISTRICT: C2-2**                                **WARD: 49**  
**APPLICANT:** Salomon Granados Cansino  
**OWNER:** Daniel Dankha  
**PREMISES AFFECTED:** 6700 N. Clark Street  
**SUBJECT:** Application for a special use to permit the establishment of nine required off-site parking spaces to serve a banquet hall located at 6737 N. Clark Street.

Continuance 9/21 – 2pm

**181-12-Z**                                **ZONING DISTRICT: C2-2**                                **WARD: 49**  
**APPLICANT:** Salomon Granados Cansino  
**OWNER:** Daniel Dankha  
**PREMISES AFFECTED:** 6700 N. Clark Street  
**SUBJECT:** Application for a variation to establish off-street shared parking with different operating hours to serve an on-site auto repair shop and off-site banquet hall located at 6700 N. Clark Street.

Continuance 9/21 – 2pm

**185-12-Z**                                **ZONING DISTRICT: RS-3**                                **WARD: 32**  
**APPLICANT:** 1824 N. Wolcott Condominium Association  
**OWNER:** Same  
**PREMISES AFFECTED:** 1824 N. Wolcott Avenue  
**SUBJECT:** Application for a variation to expand the existing floor area by not more than 15% (846.21 sq.ft.), reduce the required rear yard setback from 37.5' to 21.66', reduce the rear setback for a garage (accessory building) from 2' to 1.83' and reduce the rear yard open space from 1,125

sq. ft. to 129.76 sq.ft. for a proposed walkway connection between the existing five dwelling unit building and the rear two-car garage.

Yes 4-0 (Healey – Absent)