

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

**July 19, 2013**

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

Present: Swain, Toia, Martinez-Faye, O'Grady

**9:00AM**

**236-13-S                      ZONING DISTRICT: B3-1                      WARD: 19**

**APPLICANT:** Heartland Illinois Food Corp. DBA Burger King

**OWNER:** Burger King Worldwide Inc.

**PREMISES AFFECTED:** 1701 W. 95th Street

**SUBJECT:** Application for a special use to permit the establishment of a one-lane drive-through facility to serve an existing restaurant.

Yes 3-0 (Toia – Recusal) – Condition: DHED approval of building elevations and materials prior to building permit application

**237-13-S                      ZONING DISTRICT: M2-2                      WARD: 12**

**APPLICANT:** Heartland Illinois Food Corp. DBA Burger King

**OWNER:** Burger King Worldwide Inc.

**PREMISES AFFECTED:** 3728 S. Archer Avenue

**SUBJECT:** Application for a special use to permit the establishment of a one-lane drive-through facility to serve an existing restaurant.

Yes 3-0 (Toia – Recusal) – Condition: DHED approval of building elevations and materials prior to building permit application

**238-13-S                      ZONING DISTRICT: B3-1                      WARD: 6**

**APPLICANT:** Emmanuel Community Development Corporation

**OWNER:** City of Chicago

**PREMISES AFFECTED:** 6858 S. Indiana Avenue

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

Yes 4-0

**239-13-S                      ZONING DISTRICT: B3-2                      WARD: 1**

**APPLICANT:** Humboldt 1 LLC

**OWNER:** Same

**PREMISES AFFECTED:** 3001 W. Armitage Avenue

**SUBJECT:** Application for a special use to permit the establishment of an artist live/work space unit on the ground floor of an existing three-story building.

Yes 4-0

**240-13-S                      ZONING DISTRICT: C2-2                      WARD: 27**

**APPLICANT:** Petar Vukovic c/o Victoria Vukovic-Bradley

**OWNER:** Same

**PREMISES AFFECTED:** 527 N. Racine Avenue, Unit 1

**SUBJECT:** Application for a special use to permit the establishment of a business live/work space unit on the ground floor of an existing four-story building.

Continuance – 9/20 @ 2pm

**241-13-S                      ZONING DISTRICT: C1-3                      WARD: 27**

**APPLICANT:** GLPE, LLC

**OWNER:** Huron Investment Group, LLC

**PREMISES AFFECTED:** 951-55 W. Huron Street

**SUBJECT:** Application for a special use to permit the establishment of 12 required ground level parking spaces in a proposed four-story 12 dwelling-unit building.

Yes 4-0

**242-13-S                      ZONING DISTRICT: C1-3                      WARD: 27**

**APPLICANT:** GLPE, LLC

**OWNER:** Huron Investment Group, LLC

**PREMISES AFFECTED:** 951-55 W. Huron Street

**SUBJECT:** Application for a variation to reduce the required rear yard setback from 30' to 2' for a proposed four-story 12 dwelling-unit building.

Yes 4-0

**243-13-S                      ZONING DISTRICT: B1-3                      WARD: 44**

**APPLICANT:** Clutch Clips, Inc. DBA Sports Clips

**OWNER:** 3235 N. Ashland LLC

**PREMISES AFFECTED:** 3235 N. Ashland Avenue

**SUBJECT:** Application for a special use to permit the establishment of a beauty salon.

Yes 4-0

**244-13-S                      ZONING DISTRICT: B1-1                      WARD: 17**

**APPLICANT:** Rosaline Laleye DBA Rose African HB

**OWNER:** Laflin Inn, LLC

**PREMISES AFFECTED:** 1505 W. 79th Street

**SUBJECT:** Application for a special use to permit the establishment of a hair braiding salon.

Continuance – 8/16 @ 2pm

**245-13-S                      ZONING DISTRICT: B3-2                      WARD: 50**

**APPLICANT:** First Lady Beauty Salon PC c/o Suzan Gurgis

**OWNER:** Dr. Il Yoo

**PREMISES AFFECTED:** 6405 N. California Avenue

**SUBJECT:** Application for a special use to permit the establishment of a beauty salon.

Yes 4-0

**246-13-S**                      **ZONING DISTRICT: B3-1**                      **WARD: 35**  
**APPLICANT:** Llya Kunin  
**OWNER:** Same  
**PREMISES AFFECTED:** 3046 N. Kedzie Avenue  
**SUBJECT:** Application for a special use for the expansion of an existing three-story single family residence for a proposed rear third floor addition and a front corner addition.

Yes 4-0

**247-13-S**                      **ZONING DISTRICT: B1-2**                      **WARD: 27**  
**APPLICANT:** Noble Network of Charter Schools  
**OWNER:** Seung W. Yoo  
**PREMISES AFFECTED:** 1505 W. Chicago Avenue  
**SUBJECT:** Application for a special use to permit the establishment of an accessory gymnasium (fitness center) for an existing school located at 1454 W. Superior Street.

Yes 4-0 – Condition: Add pedestrian crossing striping and additional lighting to alley between school and fitness center

**248-13-S**                      **ZONING DISTRICT: DX-16**                      **WARD: 42**  
**APPLICANT:** Intrinsic Schools  
**OWNER:** 17 N. State, LLC  
**PREMISES AFFECTED:** 17 N. State Street  
**SUBJECT:** Application for a special use to permit the establishment of a school within an existing multi-story building.

Yes 4-0

**249-13-S**                      **ZONING DISTRICT: B3-2**                      **WARD: 50**  
**APPLICANT:** Cary's Lounge, Incorporated  
**OWNER:** Trust # 0001109934  
**PREMISES AFFECTED:** 2251 W. Devon Avenue  
**SUBJECT:** Application for a special use to permit the establishment of an outdoor patio for an existing tavern.

Yes 4-0

**250-13-S**                      **ZONING DISTRICT: B3-3**                      **WARD: 43**  
**APPLICANT:** The Crimson Lion, Ltd. DBA Red Lion Pub  
**OWNER:** 455 Squadron, LLC  
**PREMISES AFFECTED:** 2446 N. Lincoln Avenue  
**SUBJECT:** Application for a special use to permit the establishment of proposed tavern within a proposed one-story building.

Yes 3-0 (Toia – Recusal)

**251-13-Z**                      **ZONING DISTRICT: RT-4**                      **WARD: 2**  
**APPLICANT:** Eva Pan Revocable Trust of 2008

**OWNER:** Same

**PREMISES AFFECTED:** 1420 N. Hoyne Avenue

**SUBJECT:** Application for a variation to reduce the required rear yard setback from 42' to zero for a proposed three-story single-family residence and the renovation of a rear two-story structure as a two-car garage.

Withdrawal

**252-13-Z                      ZONING DISTRICT: RM-5                      WARD: 44**

**APPLICANT:** 441 Briar Owner, LLC

**OWNER:** Same

**PREMISES AFFECTED:** 441 W. Briar Place

**SUBJECT:** Application for a variation to reduce the required front yard setback from 20' to 11'-10" for a proposed enclosed roof top access stairwell to an open roof deck to an existing four-story four dwelling-unit building.

No 4-0

**253-13-Z                      ZONING DISTRICT: RS-3                      WARD: 26**

**APPLICANT:** Anja Jamrozik

**OWNER:** Same

**PREMISES AFFECTED:** 828 N. Fairfield Avenue

**SUBJECT:** Application for a variation to reduce the required rear yard setback from 37.9' to zero for a proposed rear addition to connect two existing single-family residences for a conversion to one two dwelling-unit building with a roof deck and a two-car garage.

Yes 4-0

**254-13-Z                      ZONING DISTRICT: RS-3                      WARD: 43**

**APPLICANT:** John Medio

**OWNER:** Same

**PREMISES AFFECTED:** 1226 W. Altgeld Avenue

**SUBJECT:** Application for a variation to increase the existing floor area of 3,914.69 sq. ft. by no more than 15% to 4,501.89 sq. ft., reduce the required west side yard setback from 2.4' to zero (east side yard at 2.61'), reduce the total side yard combination from 6' to 2.61', reduce the rear yard setback from 28' to 22.5' and reduce the rear yard open space to zero for three proposed rear two-story additions, a side addition and an addition with an attached garage to an existing two dwelling-unit building for conversion to a single-family residence.

Yes 4-0

**CONTINUANCES**

**61-13-S                      ZONING DISTRICT: B3-1                      WARD: 7**

**APPLICANT:** Cash America, Inc. of Illinois DBA Cash America Jewelry and Loan of Chicago

**OWNER:** BSG 95th & Jeffery, LLC

**PREMISES AFFECTED:** 2059-65 E. 95th Street

**SUBJECT:** Application for a special use to permit the establishment of a pawn shop.

No 2-2 (Martinez-Faye, O’Grady – No/Swain, Toia – Yes)

**101-13-S**                      **ZONING DISTRICT: C1-2**                      **WARD: 1**  
**APPLICANT:** Affito Domus LLC  
**OWNER:** Central States Joint Board  
**PREMISES AFFECTED:** 1948 W. Erie Street  
**SUBJECT:** Application for a special use to permit the establishment of a residential use below the second floor for a proposed three-story six dwelling-unit building.

Withdrawal

**102-13-Z**                      **ZONING DISTRICT: C1-2**                      **WARD: 1**  
**APPLICANT:** Affito Domus LLC  
**OWNER:** Central States Joint Board  
**PREMISES AFFECTED:** 1948 W. Erie Street  
**SUBJECT:** Application for a variation to reduce the required lot area from 6,000 sq. ft. to 5,602 sq. ft. for a proposed three-story six dwelling-unit building.

Withdrawal

**107-13-S**                      **ZONING DISTRICT: C1-2**                      **WARD: 1**  
**APPLICANT:** Affito Domus LLC  
**OWNER:** Central States Joint Board  
**PREMISES AFFECTED:** 1952 W. Ohio Street  
**SUBJECT:** Application for a special use to permit the establishment of a residential use below the second floor for a proposed three-story six dwelling-unit building.

Yes 3-0 (O’Grady – Absent)

**108-13-Z**                      **ZONING DISTRICT: C1-2**                      **WARD: 1**  
**APPLICANT:** Affito Domus LLC  
**OWNER:** Central States Joint Board  
**PREMISES AFFECTED:** 1952 W. Ohio Street  
**SUBJECT:** Application for a variation to reduce the required lot area from 6,000 sq. ft. to 5,572 sq. ft. for a proposed three-story six dwelling-unit building.

Yes 3-0 (O’Grady – Absent)

**109-13-S**                      **ZONING DISTRICT: C1-2**                      **WARD: 1**  
**APPLICANT:** Affito Domus LLC  
**OWNER:** Central States Joint Board  
**PREMISES AFFECTED:** 1952 W. Erie Street  
**SUBJECT:** Application for a special use to permit the establishment of a residential use below the second floor for a proposed three-story six dwelling-unit building.

Yes 3-0 (O’Grady – Absent)

**110-13-Z**                      **ZONING DISTRICT: C1-2**                      **WARD: 1**

**APPLICANT:** Affito Domus LLC  
**OWNER:** Central States Joint Board  
**PREMISES AFFECTED:** 1952 W. Erie Street  
**SUBJECT:** Application for a variation to reduce the required lot area from 6,000 sq. ft. to 5,606 sq. ft. for a proposed three-story six dwelling-unit building.

Yes 3-0 (O’Grady – Absent)

**111-13-S**                      **ZONING DISTRICT: C1-2**                      **WARD: 1**  
**APPLICANT:** Affito Domus LLC  
**OWNER:** Central States Joint Board  
**PREMISES AFFECTED:** 1956 W. Ohio Street  
**SUBJECT:** Application for a special use to permit the establishment of a residential use below the second floor for a proposed three-story six dwelling-unit building.

Yes 3-0 (O’Grady – Absent)

**112-13-Z**                      **ZONING DISTRICT: C1-2**                      **WARD: 1**  
**APPLICANT:** Affito Domus LLC  
**OWNER:** Central States Joint Board  
**PREMISES AFFECTED:** 1956 W. Ohio Street  
**SUBJECT:** Application for a variation to reduce the required lot area from 6,000 sq. ft. to 5,482 sq. ft. for a proposed three-story six dwelling-unit building.

Yes 3-0 (O’Grady – Absent)

**113-13-S**                      **ZONING DISTRICT: C1-2**                      **WARD: 1**  
**APPLICANT:** Affito Domus LLC  
**OWNER:** Central States Joint Board  
**PREMISES AFFECTED:** 1956 W. Erie Street  
**SUBJECT:** Application for a special use to permit the establishment of a residential use below the second floor for a proposed three-story six dwelling-unit building.

Yes 3-0 (O’Grady – Absent)

**114-13-Z**                      **ZONING DISTRICT: C1-2**                      **WARD: 1**  
**APPLICANT:** Affito Domus LLC  
**OWNER:** Central States Joint Board  
**PREMISES AFFECTED:** 1956 W. Erie Street  
**SUBJECT:** Application for a variation to reduce the required lot area from 6,000 sq. ft. to 5,602 sq. ft. for a proposed three-story six dwelling unit building.

Yes 3-0 (O’Grady – Absent)

**2:00 PM**

**255-13-Z**                      **ZONING DISTRICT: RS-3**                      **WARD: 32**  
**APPLICANT:** Arturo & Kimberly Angel

**OWNER:** Same

**PREMISES AFFECTED:** 3321 N. Leavitt Street

**SUBJECT:** Application for a variation to reduce the required total side yard combination from 5' (with neither less than 2') to 1-3/8" on north side yard and 2'11" on south side yard for a proposed rear two-story addition to an existing two dwelling-unit building for conversion to a single-family residence.

Yes 4-0

**256-13-Z                      ZONING DISTRICT: PMD-4                      WARD: 27**

**APPLICANT:** Net 3 Real Estate, LLC

**OWNER:** The Skowronski Living Trust

**PREMISES AFFECTED:** 1806-10 W. Hubbard Street

**SUBJECT:** Application for a variation to exceed the 9,000 sq. ft. allowed maximum floor area by not more than 10% to 9,900 sq. ft. for a proposed medical office.

Yes 3-0 (O'Grady – Absent)

**257-13-Z                      ZONING DISTRICT: RM-5                      WARD: 43**

**APPLICANT:** John Morgan

**OWNER:** Same

**PREMISES AFFECTED:** 1843 N. Mohawk Street

**SUBJECT:** Application for a variation to reduce both required north and south side yard setbacks from 2' to 1' and reduce the total side yard combination from 4.8' to 2' for a proposed three-story single-family residence with a rear detached garage.

Yes 3-0 (O'Grady – Absent) – Revised to only north side yard setback reduction to 1' and reduce total side yard combination to 3' (no south side yard setback reduction)

**258-13-Z                      ZONING DISTRICT: B3-2                      WARD: 1**

**APPLICANT:** 1505 Milwaukee LLC

**OWNER:** Same

**PREMISES AFFECTED:** 1505 N. Milwaukee Avenue

**SUBJECT:** Application for a variation for a proposed three dwelling-unit mixed-use building on a 2,950 sq. ft. lot with insufficient lot area (requires 1000 sq.ft. per dwelling unit).

Yes 3-0 (O'Grady – Absent)

**259-13-Z                      ZONING DISTRICT: RT-4                      WARD: 1**

**APPLICANT:** Milan Parekh

**OWNER:** Same

**PREMISES AFFECTED:** 2418 W. Thomas Street

**SUBJECT:** Application for a variation for a proposed three dwelling-unit building on a 2,880 sq. ft. lot with insufficient lot area (requires 1000 sq. ft. per dwelling unit).

Yes 3-0 (O'Grady – Absent)

**260-13-Z                      ZONING DISTRICT: RT-4                      WARD: 43**

**APPLICANT:** Gerhard & Emanuele Plaschka

**OWNER:** Same

**PREMISES AFFECTED:** 2239 N. Dayton Street

**SUBJECT:** Application for a variation to reduce the required rear yard setback from 36.97' to 24.11' for a proposed rear one-story glass enclosure addition over a below grade connection from an existing garage to the existing three-story two dwelling-unit building.

Withdrawal

**261-13-Z                      ZONING DISTRICT: RS-3                      WARD: 32**

**APPLICANT:** Loyola Properties Limited LLC

**OWNER:** 1817 W. Wellington Trust

**PREMISES AFFECTED:** 1817-21 W. Wellington Avenue

**SUBJECT:** Application for a variation to reduce both the required west and east side yard setbacks from 2' to zero and reduce the total side yard combination from 5.15' to zero for the subdivision of one zoning lot into two zoning lots for the sale of lot located at 1821 W. Wellington Ave. with the existing single-family residence to remain at 1817 W. Wellington Ave.

Yes 3-0 (O'Grady – Absent)

**262-13-S                      ZONING DISTRICT: B3-1                      WARD: 1**

**APPLICANT:** La Casa Norte

**OWNER:** Healthcare Alternative Systems, Inc.

**PREMISES AFFECTED:** 1940 N. California Avenue

**SUBJECT:** Application for a special use to permit the establishment of a 10-bed temporary overnight shelter within an existing two-story building.

Yes 3-0 (O'Grady – Absent)

**263-13-S                      ZONING DISTRICT: B3-2                      WARD: 15**

**APPLICANT:** La Casa Norte

**OWNER:** Healthcare Alternative Systems, Inc.

**PREMISES AFFECTED:** 1736 W. 47th Street

**SUBJECT:** Application for a special use to permit the establishment of a 30-bed temporary overnight shelter with an existing two-story building.

Yes 3-0 (O'Grady – Absent)

**264-13-S                      ZONING DISTRICT: M2-3                      WARD: 14**

**APPLICANT:** Chicago Industrial Catalytic Ltd.

**OWNER:** 4500 Ventnor Ave LLC

**PREMISES AFFECTED:** 4427 W. 45th Street

**SUBJECT:** Application for a special use to permit the establishment of a Class IVA recycling facility.

Continuance – 9/20 @ 2pm

**265-13-S                      ZONING DISTRICT: C1-2                      WARD: 26**



**APPLICANT:** 2834-40 W. Chicago, Inc.

**OWNER:** Same

**PREMISES AFFECTED:** 800 N. Mozart Street

**SUBJECT:** Application for a special use to permit the establishment of a residential use below the second floor for a proposed two-story single-family residence with a rear detached two-car garage.

Yes 3-0 (O'Grady – Absent)

**266-13-S                      ZONING DISTRICT: C1-2**

**WARD: 26**

**APPLICANT:** 2834-40 W. Chicago, Inc.

**OWNER:** Same

**PREMISES AFFECTED:** 802 N. Mozart Street

**SUBJECT:** Application for a special use to permit the establishment of a residential use below the second floor for a proposed two-story single-family residence with a rear detached two-car garage.

Yes 3-0 (O'Grady – Absent)

**267-13-S                      ZONING DISTRICT: C1-2**

**WARD: 26**

**APPLICANT:** 2834-40 W. Chicago, Inc.

**OWNER:** Same

**PREMISES AFFECTED:** 806 N. Mozart Street

**SUBJECT:** Application for a special use to permit the establishment of a residential use below the second floor for a proposed two-story single-family residence with a rear detached two-car garage.

Yes 3-0 (O'Grady – Absent)

**268-13-S                      ZONING DISTRICT: C1-2**

**WARD: 26**

**APPLICANT:** 2834-40 W. Chicago, Inc.

**OWNER:** Same

**PREMISES AFFECTED:** 808 N. Mozart Street

**SUBJECT:** Application for a special use to permit the establishment of a residential use below the second floor for a proposed two-story single-family residence with a rear detached two-car garage.

Yes 3-0 (O'Grady – Absent)

**269-13-S                      ZONING DISTRICT: C1-2**

**WARD: 26**

**APPLICANT:** 2834-40 W. Chicago, Inc.

**OWNER:** Same

**PREMISES AFFECTED:** 810 N. Mozart Street

**SUBJECT:** Application for a special use to permit the establishment of a residential use below the second floor for a proposed two-story single-family residence with a rear detached two-car garage.

Yes 3-0 (O'Grady – Absent)

**270-13-S**                      **ZONING DISTRICT: C1-2**                      **WARD: 26**  
**APPLICANT:** 2834-40 W. Chicago, Inc.  
**OWNER:** Same  
**PREMISES AFFECTED:** 812 N. Mozart Street  
**SUBJECT:** Application for a special use to permit the establishment of a residential use below the second floor for a proposed two-story single-family residence with a rear detached two-car garage.

Yes 3-0 (O'Grady – Absent)

**CONTINUANCES**

**90-13-Z**                      **ZONING DISTRICT: RM-5**                      **WARD: 2**  
**APPLICANT:** Trust of Gertrude Kerbis, dated August 21, 1991  
**OWNER:** Same  
**PREMISES AFFECTED:** 55 W. Schiller Street  
**SUBJECT:** Application for a variation to reduce the required total side yard combination (with neither less than 2') from 4' to zero and reduce the front yard setback from 20' to 12.5' for a proposed parking space with front driveway access and a rear three-story addition and a fourth floor addition with a front and rear open deck on the fourth level and a rear open deck to an existing three-story single-family residence.

Continuance – 9/20 @ 2pm

**151-13-S**                      **ZONING DISTRICT: B1-1/M1-2**                      **WARD: 10**  
**APPLICANT:** Claretians, Inc.  
**OWNER:** Claretians, Inc. and Regional Transportation Authority  
**PREMISES AFFECTED:** 9052-56 S. Brandon Avenue/3124-34 E. 91<sup>st</sup> Street  
**SUBJECT:** Application for a special use to permit the establishment of an off-site non-required accessory parking lot to serve a church located at 3200 E. 91st Street.

Yes 3-0 (O'Grady – Absent)

**175-13-S**                      **ZONING DISTRICT: B3-2**                      **WARD: 43**  
**APPLICANT:** Mitazi One Inc.  
**OWNER:** GMS Clark, LLC  
**PREMISES AFFECTED:** 2433 N. Clark Street  
**SUBJECT:** Application for a special use to permit the establishment of a massage establishment.

Yes 3-0 (O'Grady – Absent)

**184-13-S**                      **ZONING DISTRICT: B3-1**                      **WARD: 16**  
**APPLICANT:** AAA Quick Mart, Inc. DBA Express Grocery Mart  
**OWNER:** Mer-Car Corporation  
**PREMISES AFFECTED:** 6128 S. Western Avenue

**SUBJECT:** Application for a special use to permit the establishment of a one-lane drive-through facility to serve an existing retail grocery store.

Continuance – 9/20 @ 2pm

**185-13-S**                      **ZONING DISTRICT: B3-2**                      **WARD: 32**  
**APPLICANT:** 1622 W. Nelson, LLC  
**OWNER:** Josephine Discianno and Antonio Ciampa  
**PREMISES AFFECTED:** 1908 W. Belmont Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a residential use below the second floor for a proposed three-story three dwelling unit building.

Continuance – 9/20 @ 2pm

**186-13-Z**                      **ZONING DISTRICT: B3-2**                      **WARD: 32**  
**APPLICANT:** 1622 W. Nelson, LLC  
**OWNER:** Josephine Discianno and Antonio Ciampa  
**PREMISES AFFECTED:** 1908 W. Belmont Avenue  
**SUBJECT:** Application for a variation to reduce the required front yard setback from 2.8' to zero, reduce the west side yard setback from 2' to zero and increase the allowable floor area of an accessory building by not more than 10% for a proposed three-story three dwelling-unit building.

Continuance – 9/20 @ 2pm

**189-13-Z**                      **ZONING DISTRICT: RM-4.5**                      **WARD: 43**  
**APPLICANT:** Castleview Construction Inc.  
**OWNER:** Same  
**PREMISES AFFECTED:** 1847-49 N. Halsted Street  
**SUBJECT:** Application for a variation to reduce the required north and south side yard setbacks from 5.76' to 5', reduce the combined total side yard combination from 14.4' to 10' and to permit a proposed front driveway off of a pedestrian retail street.

Withdrawal

**191-13-Z**                      **ZONING DISTRICT: RT-4**                      **WARD: 43**  
**APPLICANT:** Dave Rasmussen & Alison Musgrave  
**OWNER:** Same  
**PREMISES AFFECTED:** 2723 N. Lakewood Avenue  
**SUBJECT:** Application for a variation to reduce the required north side yard setback from 3.2' to 2.33' (5' south side yard setback) and reduce the combined total side yard combination from 8' to 7.33' for a proposed two-story single-family residence with a detached garage.

Yes 3-0 (O'Grady – Absent)

**193-13-Z**                      **ZONING DISTRICT: RS-1**                      **WARD: 19**  
**APPLICANT:** Krause Construction Services, Inc.  
**OWNER:** Bernard Russo

**PREMISES AFFECTED:** 9850-56 S. Bell Avenue/2238 W. 99th Street

**SUBJECT:** Application for a variation to reduce the required side yard setback from 5' to 2.3' and reduce the minimum lot area from 6,250 sq. ft. to 6,210 sq. ft. to allow for the subdivision of one zoning lot into two zoning lots for a proposed two-story single-family residence with a detached garage (Existing one-story single-family residence to remain on other lot).

Withdrawal

**225-13-Z**

**ZONING DISTRICT: B3-2**

**WARD: 22**

**APPLICANT:** Miguel Camargo

**OWNER:** Same

**PREMISES AFFECTED:** 2652 S. Central Park Avenue

**SUBJECT:** Application for a variation to reduce the required rear yard setback from 30' to 14.94' and reduce the rear yard setback from 2' to zero for a proposed attached two-car garage and a rear four-story enclosed porch to an existing four-story multi-unit residential building.

Yes 3-0 (O'Grady – Absent)