

CITY OF CHICAGO
ZONING BOARD OF APPEALS
PUBLIC HEARING, FRIDAY, APRIL 17, 2009, Room 200
City Council Chamber, 121 N. LaSalle Street
9:00 A.M.

- 129-09-Z Map 7-G RM-4.5 Residential Multi-Unit Line No.: 38
Applicant - 1515 Diversey Development, LLC Ward: 32
Owner - Same
Premises affected - 1511-19 W. Diversey Parkway
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, a proposed 4-story 19 dwelling unit building whose minimum lot area shall be 12,528 sq. ft. instead of 13,300 sq. ft. which is not less than 90% of the required area.
- 130-09-S Map 20-G B1-1 Neighborhood Shopping Line No.: 43
Applicant - Elegant Beauty Salon and Spa, Inc. Ward: 21
Owner - Dan Taiym
Premises affected - 8100 S. Halsted Street
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B1-1 Neighborhood Shopping District.
- 131-09-Z Map 9-H RS-3 Residential Single-Unit (Detached House) Line No.: 44
Applicant - Kathryn Krumsee Ward: 47
Owner - Same
Premises affected - 3702 N. Hermitage Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed expansion and additions (duplexing existing units into the basement and attic) whose combined side yards shall be 2'-4" (4½" on the north and 2' on the south) and to increase the height to 33' instead of 30'.
- 132-09-S Map 1-J B3-2 Community Shopping Line No.: 68
Applicant - George Jackson Ward: 27
Owner - Same
Premises affected - 3559 W. Chicago Avenue
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.
- 133-09-A Map 5-I RS-3 Residential Single-Unit (Detached House) Line No.: 69
Applicant - Joan and Fred Gebbia Ward: 35
Owner - Same
Premises affected - 1857 N. Mozart Street
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the substitution of one dwelling unit for one commercial unit in an RS-3 Residential Single-Unit (Detached House) District. There will be a total of 4 dwelling units at this location.

- 134-09-Z Map 11-H RS-3 Residential Single-Unit (Detached House) Line No.: 48
Applicant - Damon and Stacey Sather Ward: 47
Owner - Same
Premises affected - 2121 W. Wilson Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2 ½-story single family residence whose front yard shall be 13'-10" instead of 19.86', the west side yard shall be 2.6', the east side yard shall be 3.0' instead of a combined 7' and to reduce the rear yard open space to 151 sq. ft. instead of 320 sq. ft.
- 135-09-A Map 11-J RS-3 Residential Single-Unit (Detached House) Line No.: 65
Applicant - Benny Abraham Ward: 39
Owner - Same
Premises affected - 3934-42 W. Leland Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 5th dwelling unit to be legalized in an RS-3 Residential Single-Unit (Detached House) District. This unit is in the basement at 4700 N. Harding. The Zoning Administrator will not accept the Department of Water record alone as proof of a legally established non-conforming dwelling unit.
- 136-09-A Map 11-L RS-3 Residential Single-Unit (Detached House) Line No.: 39
Applicant - Jalam Esme Ward: 45
Owner - Same
Premises affected - 5038 W. Sunnyside Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow two dwelling units to be established in an RS-3 Residential Single-Unit (Detached House) District.
- 137-09-Z Map 11-L RS-3 Residential Single-Unit (Detached House) Line No.: 40
Applicant - Jalam Esme Ward: 45
Owner - Same
Premises affected - 5038 W. Sunnyside Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed dormer addition whose height shall be 33' instead of 30'.
- 138-09-Z Map 3-H RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 517
Applicant - Ronda Duvell Ward: 32
Owner - Same
Premises affected - 839 N. Hoyne Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 2nd floor dormer addition whose combined side yards shall be 3.83' (.56' on the north and 3.27' on the south) instead of 4.8'.

- 139-09-A Map 8-F B1-1 Neighborhood Shopping Line No.: 54
Applicant - Kathleen Rooney Ward: 11
Owner - Same
Premises affected - 559 W. 37th Street
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow 2 dwelling units to be established in a B1-1 Neighborhood Shopping District. The applicant claims one dwelling unit on the 1st floor and 1 dwelling unit on the 2nd floor. A 1993 permit states 3 dwelling units and the Department of Water records from 1953 states one tavern on the 1st and 1 dwelling unit on the 2nd floor.
- 140-09-S Map 9-G B3-2 B3-2 Community Shopping Line No.: 57
Applicant - Eun Joo Park Ward: 44
Owner - 3337 North Southport Corporation
Premises affected - 3337 N. Southport Avenue
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a nail salon within 1,000 linear feet of another nail salon, barber shop, beauty salon or similar use in a B3-2 Community Shopping District.
- 141-09-Z Map 11-G RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 58
Applicant - Trustees of the Graceland Cemetery Improvement Fund d/b/a Graceland Cometary Ward: 46
Owner - Same
Premises affected - 4001 N. Clark Street
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 4.5' ornamental iron addition to be located on to an existing 7' to 9' existing brick wall (non-conforming). The wall and ornament iron top will then be between 11.5' to 13.5' in height.
- 142-09-S Map 13-G B3-2 Community Shopping Line No.: 70
Applicant - Sonis Dua Ward: 46
Owner - Laura Boton
Premises affected - 5055-57 N. Clark Street
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.
- 143-09-S Map 3-H B3-2 Community Shopping Line No.: 75
Applicant - Carrie Valencia Ward: 32
Owner - Mariusz Mazur
Premises affected - 2152 W. Division Street
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

- 144-09-A Map 11-H RS-3 Residential Single-Unit (Detached House) Line No.: 71
Applicant - Ravenswood Holdings, LLC, c/o George and Kim Ruhana Ward: 47
Owner - Same
Premises affected - 4530 W. Hermitage Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a principal residence (the front building) to be demolished and then rebuilt in an RS-3 Residential Single-Unit (Detached House) District. There are two residential buildings on one zoning lot. There is a 3 dwelling unit building at the front of the lot and a 1 dwelling unit building with 2 parking spaces at the rear of the lot. The Zoning Administrator states if the front building is demolished, the rear building becomes a principal use detached building. Section 17-1-1300 states no more than one principal use detached residential building may be located on a zoning lot and a principal detached residential building may not be located on a zoning lot that contains any other principal building. Section 17-15-0304-B states when a structure containing a non-conforming use (here 3 dwelling units) is intentionally damaged (demolition) by causes within the control of the owner, re-establishment of the non-conforming use is prohibited. The new house will also not have parking.
- 145-09-Z Map 11-H RS-3 Residential Single-Unit (Detached House) Line No.: 72
Applicant - Ravenswood Holdings, LLC, c/o George and Kim Ruhana Ward: 47
Owner - Same
Premises affected - 4530 W. Hermitage Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2 ½-story single family residence without parking whose total side yards shall be 3' on the south and 4' on the north instead of 10'.
- 146-09-Z Map 3-H RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 74
Applicant - Joe and Colleen Klein Ward: 1
Owner - Same
Premises affected - 1515-21 N. Hoyne Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, the division of an improved zoning lot. The existing single family residence (1517-21 N. Hoyne) shall have an average rear yard of 27'-4" instead of 45'. The property shall contain a new parking space garage.
- 147-09-Z Map 3-H RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 73
Applicant - Joe and Colleen Klein Ward: 1
Owner - Same
Premises affected - 1515-21 N. Hoyne Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 2-story single family residence, whose rear yard shall be zero instead of 42'.

- 148-09-Z Map 7-G TR-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 44
Applicant - MM Connolly Inc. Ward: 32
Owner - Same
Premises affected - 2538 N. Southport Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an TR-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed de-conversion of a 5 dwelling unit building to a 4 dwelling unit building with the expansion of the two first floor dwelling units to be duplexed into the ground floor and to allow storage in the attic.
- 149-09-S Map 7-H C1-3 Neighborhood Commercial Line No.: 42
Applicant - Ultimate Homes, LLC Ward: 32
Owner - Plaza Bank
Premises affected - 2257 W. Belmont Avenue
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed 4-story 8 dwelling unit building with residential use below the 2nd floor in a C1-3 Neighborhood Commercial District.
- 150-09-S Map 24-E B2-1 Neighborhood Mixed-Use Line No.: 45
Applicant - Patrick and Kathleen Barry, Marquette National Bank TR#12404 Ward: 9
Owner - Same
Premises affected - 250-52 E. 103rd Street
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a fast food restaurant with drive-thru facility in a B2-1 Neighborhood Mixed-Use District.
- 151-09-A Map 18-B RM-5 Residential Multi-Unit Line No.: 52
Applicant - Robert Dougherty, President-Lake Edge Cooperative Apartments Ward: 7
Owner - Lake Edge Cooperative Apartment
Premises affected - 3017 E. 78th Street
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow 26 dwelling units to be established in a 7-story building in an RM-5 Residential Multi-Unit District. The most recent permit states only 24 dwelling units.
- 152-09-S Map 3-H B3-2 Community Shopping Line No.: 62
Applicant - Pinky Nail, Inc. Ward: 1
Owner - 1600 Division, LLC
Premises affected - 1624 W. Division Street
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

- 153-09-Z Map 3-E DX-12 Downtown Mixed-Use Line No.: 76
Applicant - Talbott Associates, L.P. Ward: 42
Owner - Same
Premises affected - 16-20 E. Delaware Place
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in a DX-12 Downtown Mixed-Use District, the addition of 6,280 sq. ft. to the existing hotel which is not more than 10% of the area which has existed prior to the passage of this ordinance. The Zoning Board of Appeals previous allowed an #20-07-Z (12,391 sq. ft.) and #169-08-Z (1,360 sq. ft.).
- 154-09-Z Map 3-K RS-3 Residential Single-Unit (Detached House) Line No.: 61
Applicant - Lyn Carroll Ward: 30
Owner - Same
Premises affected - 1507 N. Kedvale Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 3-story rear addition, whose north side yard shall be 2.85' instead of 2.88' and to increase the building's height to 31'-6" instead of 30'.
- 155-09-A Map 2-F DS-5 Downtown Service Line No.: 77
Applicant - City Outdoor, LLC Ward: 2
Owner - Extra Space Properties Fifty Two, LLC
Premises affected - 707 W. Harrison Street
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 600 sq. ft. off-premise (advertising) wall sign in a DS-5 Downtown Service District. The current code would allow no more than 360 sq. which is 4 times the 90 foot frontage of the building.
- 156-09-S Map 5-F B1-1 Neighborhood Shopping Line No.: 79
Applicant - Salon Rouge, LLC Ward: 43
Owner - LaSalle Bank TR# 122995
Premises affected - 1628 S. Wells Street
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B1-1 Neighborhood Shopping District.
- 157-09-S Map 20-I B1-1 Neighborhood Shopping Line No.: 80
Applicant - 3 Diamond Development Ward: 18
Owner - Same
Premises affected - 2753-57 W. 79th Street/7901-07 S. California Avenue
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot, in a B1-1 Neighborhood Shopping District, to serve the senior residence building located at 2801 W. 79th Street.

158-09-S Map 22-H B3-2 Community Shopping Line No.: 81
Applicant - Takada Dixon Epps Ward: 21
Owner - Cottage Grove Terrace
Premises affected - 1613 W. 87th Street
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

159-09-A Map 1-L PMD #9 Planned Manufacturing Line No.: 83
Applicant - Ayman Owaynat Ward: 28
Owner - Same
Premises affected - 356 N. Cicero Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a liquor store to be licensed in a PMD #9 Planned Manufacturing District. The use was originally a grocery store with liquor as an accessory. The last license for food was 2001. The retail food use has ceased, a liquor store is not a permitted use today.

160-09-Z Map 1-H RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 90
Applicant - Chicago Board of Education Ward: 27
Owner - Public Building Commission of Chicago
Premises affected - 1628 W. Washington Boulevard
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, an on-site parking lot for teachers, whose front yard shall be 7' instead of 15'.

161-09-S Map 3-L B3-5 Community Shopping Line No.: 87
Applicant - Austin Career Education Center Ward: 37
Owner - ACEC Corp.
Premises affected - 5352-62 W. Chicago Avenue/803-11 N. Long Avenue
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed elementary school in a B3-5 Community Shopping District.

162-09-S Map 5-G B3-2 Community Shopping Line No.: 88
Applicant - Digits Nail Spa Ward: 32
Owner - John Ryan
Premises affected - 1206 W. Webster Avenue
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

163-09-S Map 12-L B3-1 Community Shopping Line No.: 92
Applicant - John and Mireya McGee d/b/a J & M Hair Designers Ward: 23
Owner - Glenda Nagrodski
Premises affected - 5734 S. Archer Avenue
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-1 Community Shopping District.

164-09-Z Map 12-L B3-1 Community Shopping Line No.: 32
Applicant - Miroslaw Wytrwal Ward: 23
Owner - Same
Premises affected - 5772 S. Archer Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B3-1 Community Shopping District, a public place of amusement license (for a DJ and Dancing) within an existing restaurant.

165-09-Z Map 7-J RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.:
Applicant - Gary Burg Ward: 35
Owner - Same
Premises affected - 2537-41 N. Sawyer Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 7 auto parking pad whose front yard shall be zero instead of 7.44' and the required side yards shall be zero each instead of 9.7' combined.

166-09-Z Map 9-M B1-1 Neighborhood Shopping Line No.:
Applicant - ADA Propertis, Inc. Ward: 38
Owner - The Polish Messenger of the Sacred Heart, Inc.
Premises affected - 5801-11 W. Irving Park Road
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 20 private passenger vehicles, in a B1-1 Neighborhood Shopping District, to serve the physical therapist at 5820-24 W. Irving Park Road.

167-09-Z Map 9-M B1-1 Neighborhood Shopping Line No.:
Applicant - ADA Propertis, Inc. Ward: 38
Owner - The Polish Messenger of the Sacred Heart, Inc.
Premises affected - 5801-11 W. Irving Park Road
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B1-1 Neighborhood Shopping District, an off-site parking lot which will share parking with an existing church. The physical therapy requires 20 spaces.

CONTINUANCES

- 489-08-S Map 7-J RS-3 Residential Single-Unit (Detached House) Line No.: 360
Applicant - Gary Burg Ward: 35
Owner - Same
Premises affected - 2541 N. Sawyer Avenue
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an off-site non-required accessory parking in a RS-3 Residential Single-Unit (Detached House) District.
- 490-08-Z Map 7-J RS-3 Residential Single-Unit (Detached House) Line No.: 361
Applicant - Gary Burg Ward: 35
Owner - Same
Premises affected - 2541 N. Sawyer Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 7 car garage whose front yard shall be zero instead of 7.44', the required side yards shall be zero instead of 9.7' with neither yard less than 3.88'.
- 7-09-Z Map 11-J RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 264
Applicant - Roslea Builders, Inc. Ward: 33
Owner - Same
Premises affected - 3348-52 W. Warner Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, the division of an improved zoning lot. The 3 dwelling unit building at 3348 W. Warner shall have a 1.2' west side yard and 3 parking spaces must be provided.
- 11-09-Z Map 38 RS-3 Residential Single-Unit (Detached House) Line No.: 325
Applicant - Andrzej Sterniuk Ward: 38
Owner - Same
Premises affected - 3352-58 N. Long Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, accessory parking within a side yard. The west side yard shall be 1'-8" instead of 5.6', to eliminate 2,700 sq. ft. of open space and to allow 1 dwelling unit to be expanded into the basement in an existing 12 unit building.
- 36-09-Z Map 5-K RS-3 Residential Single-Unit (Detached House) Line No.: 463
Applicant - Raquel Reyes Ward: 31
Owner - Same
Premises affected - 4644-46 W. McLean Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, the division of an improved zoning lot. The existing 2-story single family residence shall have a east yard of zero instead of 2' with a 5.56' west side yard and front yard shall be 14.8' instead of 20'.

CONTINUANCES

- 45-09-A Map 18-C RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 473
Applicant - Malgorzata Pacult Ward: 8
Owner - Same
Premises affected - 7309-15 S. East End Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to an 8 foot height wrought iron gate and fence to be established in the front yard of a 4-story multi-unit building in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.
- 46-09-Z Map 5-F RM-5 Residential Multi-Unit Line No.: 474
Applicant - Daneeta D. Pope Ward: 43
Owner - Same
Premises affected - 1821 N. Larrabee Street
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a 3 dwelling unit building with a 2 car garage. The 2008 permit issued for this building shows a 24 foot 3 parking space pad. The applicant wants to eliminate one parking space and build a 2 parking space garage with a deck.
- 55-09-S Map 18-B C1-3 Neighborhood Commercial Line No.: 481
Applicant - Exchange Urban Hang Suite, LLC Ward: 7
Owner - 7149 S. Exchange, LLC
Premises affected - 7149 S. Exchange Avenue
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for private passage automobiles, in a C1-3 Neighborhood Commercial District, to serve a restaurant located at 7200 S. Exchange Avenue.
- 68-09-S Map 10-L B3-1 Community Shopping Line No.: 448
Applicant - Salamat Sheikh Ward: 23
Owner - Same
Premises affected - 4600-28 S. Cicero Avenue
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed 3-story hotel with parking in a B3-1 Community Shopping District.
- 76-09-S Map 3-K PMD-#9 Planned Manufacturing Line No.: 505
Applicant - Crystal Properties, LLC Ward: 37
Owner - Same
Premises affected - 1300 N. Kostner Avenue
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed auto salvage yard in a PMD-#9 Planned Manufacturing District.

CONTINUANCES

112-09-A Map 7-G B3-2 Community Shopping

Line No.: 487

Applicant - Lisa P. Yaung

Ward: 44

Owner - Same

Premises affected - 930 W. Diversey Parkway

Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the division of the zoning lot at 930-32 W. Division. Records indicate common ownership of both lots until 2004. The applicant requests division with out meeting bulk and zoning requirements of a B3-2 Community Shopping District.