

**CITY OF CHICAGO ZONING BOARD OF APPEALS**  
**FRIDAY- July 19, 2024**  
**121 N. LaSalle, Second Floor City Council Chambers**

Approval of the minutes from the June 21, 2024, regular meeting of the Zoning Board of Appeals.

Approval of the agenda for the July 19, 2024, regular meeting of the Zoning Board of Appeals.

**9:00 A.M.**

**267-24-Z                                    ZONING DISTRICT:** RT-4                                    **WARD:** 27  
**APPLICANT:** Dirk Maloney & Elizabeth Maloney  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1326 W. Chestnut Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 38.4' to 22.83' for a proposed new roof deck with access bridge on an existing three car garage.

**268-24-Z                                    ZONING DISTRICT:** RT-4                                    **WARD:** 27  
**APPLICANT:** Dirk Maloney & Elizabeth Maloney  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1326 W. Chestnut Street  
**SUBJECT:** Application for a variation to relocate the minimum required rear yard open space of 208 square feet to a garage roof deck for a proposed new roof deck and access bridge on an existing three car garage.

**269-24-Z                                    ZONING DISTRICT:** RS-2                                    **WARD:** 45  
**APPLICANT:** Paul Mazurek  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 5140 N. McVicker Avenue  
**SUBJECT:** Application for a variation to reduce the front setback from the required 21' to 10', north side setback from 4' to 0.28' (south to be 6.47'), combined side yard setback from 9' to 6.75' for a proposed first floor and second floor and rear two-story addition to the existing single-family residence.

**270-24-Z                                    ZONING DISTRICT:** RS-3                                    **WARD:** 36  
**APPLICANT:** David Zagar  
**OWNER:** Joy C. Zagar  
**PREMISES AFFECTED:** 888 N. Sacramento Boulevard  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 37.2' to 2', south side setback from 2.42' to 0.42' (north to be 3') combined side yard setback from 5.42' to 3.42' for a proposed one-story addition, roof deck and pergola to the existing rear two-story, two dwelling unit building to be deconverted to one dwelling unit.

**271-24-Z**                                 **ZONING DISTRICT:** RS-3                     **WARD: 3**  
**APPLICANT:**                             David Zagar  
**OWNER:**                                 Joy C. Zagar  
**PREMISES AFFECTED:**                888 N. Sacramento Boulevard  
**SUBJECT:**                               Application for a variation to increase the existing floor area by 132.61 square feet for a proposed one-story addition, roof deck and pergola to an existing rear two-story, two-dwelling unit building to be deconverted to one dwelling unit.

**272-24-Z**                                 **ZONING DISTRICT:** RM-5                     **WARD: 3**  
**APPLICANT:**                             Thirty Michigan Buyers, LLC  
**OWNER:**                                 Same as applicant  
**PREMISES AFFECTED:**                3639 S. Michigan Avenue  
**SUBJECT:**                               Application for a variation to reduce the south side setback from the required 2.08' to 0.22' (north to be zero), combined side yard setback from 5.2' to 0.22', rear setback from 43.17' to 7.92', for a proposed third story addition, rear three story addition and the conversion from office use to nine dwelling units in an existing two- and three-story office use building.

**273-24-Z**                                 **ZONING DISTRICT:** RM-5                     **WARD: 3**  
**APPLICANT:**                             Thirty Michigan Buyers, LLC  
**OWNER:**                                 Same as applicant  
**PREMISES AFFECTED:**                3639 S. Michigan Avenue  
**SUBJECT:**                               Application for a variation to reduce the rear yard open space from the required 324 square feet to zero for a proposed third story addition, rear three story addition and the conversion from office use to nine dwelling units in an existing two- and three-story office use building.

**274-24-Z**                                 **ZONING DISTRICT:** RM-5                     **WARD: 3**  
**APPLICANT:**                             Thirty Michigan Buyers, LLC  
**OWNER:**                                 Same as applicant  
**PREMISES AFFECTED:**                3639 S. Michigan Avenue  
**SUBJECT:**                               Application for a variation reduce the number of off-street parking spaces for a transit served location from nine parking spaces to zero, for a proposed third story addition, rear three story addition and the conversion from office use to nine dwelling units in an existing two- and three-story office use building.

**275-24-S**                                 **ZONING DISTRICT:** B3-1                     **WARD: 17**  
**APPLICANT:**                             K L Suites, LLC  
**OWNER:**                                 Beauty by Leona Prof. Corp.  
**PREMISES AFFECTED:**                7251 S. Ashland Avenue  
**SUBJECT:**                               Application for a special use to establish a hair salon.

<b>276-24-Z</b>	<b>ZONING DISTRICT:</b> RM-5	<b>WARD:</b> 2
<b>APPLICANT:</b>	Joseph Bucolo	
<b>OWNER:</b>	Joseph Bucolo	
<b>PREMISES AFFECTED:</b>	1506 N. Cleveland Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 37.08' to 21.53' for a proposed open bridge to connect a rear open porch to an existing three dwelling unit building to a detached garage roof deck with pergola to serve unit one in a residential building.	
<b>277-24-S</b>	<b>ZONING DISTRICT:</b> C2-1	<b>WARD:</b> 9
<b>APPLICANT:</b>	S & S Mini Mart, Inc.	
<b>OWNER:</b>	12701 Halsted, LLC	
<b>PREMISES AFFECTED:</b>	12701-07 S. Halsted	
<b>SUBJECT:</b>	Application for a special use to establish a gas station with a single-story convenience store.	
<b>278-24-Z</b>	<b>ZONING DISTRICT:</b> C2-1	<b>WARD:</b> 9
<b>APPLICANT:</b>	S & S Mini Mart, Inc.	
<b>OWNER:</b>	1270 Halsted, LLC	
<b>PREMISES AFFECTED:</b>	12701-07 S. Halsted Street	
<b>SUBJECT:</b>	Application for a variation to reduce the minimum lot area from 20,000 square feet to 13, 284 square feet for a proposed gas station with a one-story convenience store.	
<b>279-24-Z</b>	<b>ZONING DISTRICT:</b> RS-3	<b>WARD:</b> 48
<b>APPLICANT:</b>	Andrew Phillips, Taijoo Ha	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1463 W. Gregory Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 37.63' to 2', west side setback from 2.4, to 1' east to be 3.5', combined side yard setback from 6' to 4.5' for a proposed two-story accessory building with exterior entrance stairs more than 6' above grade containing a new coach house and two parking spaces in the rear of a lot with an existing two-story, three dwelling unit building.	
<b>280-24-Z</b>	<b>ZONING DISTRICT:</b> RS-3	<b>WARD:</b> 48
<b>APPLICANT:</b>	Andrew Phillips, Taijoo Ha	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1463 W. Gregory Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear yard open space from the required 675 square feet to zero for a proposed two-story accessory building with exterior entrance stairs more than 6' above grade containing a new coach house and two parking spaces in the rear of a lot with an existing two-story, three dwelling unit building.	

**281-24-Z ZONING DISTRICT: RT-4 WARD: 1**  
**APPLICANT:** Volo Holdings, LLC 1410 Elk Grove Series  
**OWNER:** Lorenzo Limas / Eubelia Limas  
**PREMISES AFFECTED:** 1412 Elk Grove Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 22.80' to 2', north side setback and combined side yard setback from 5' to 3' for a proposed three-story, six dwelling unit building with attached two and four car garages with roof decks.

**282-24-Z ZONING DISTRICT: RS-3 WARD: 40**  
**APPLICANT:** 5731 N. Washtenaw, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 5731 N. Washtenaw Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 37.25' to 20.08' for a proposed coach house over an existing four car garage.

**283-24-Z ZONING DISTRICT: RS-2 WARD: 41**  
**APPLICANT:** Gavin R. De Castro  
**OWNER:** Mary Leonardo, Gavin DeCastro and Augusto Leonardo  
**PREMISES AFFECTED:** 5353 N. Normandy Avenue  
**SUBJECT:** Application for a variation to reduce the south side setback from the required 4.98' to 1.58' ( north side and combined side yard setback to be 32.25' and 33.83' ) for a proposed front second floor addition serving an existing one-story, single-family residence.

**284-24-S ZONING DISTRICT: B3-2 WARD: 44**  
**APPLICANT:** Grace Lash Brow, LLC dba Grace Art & Beauty  
**OWNER:** Chicago Munich Investments, LLC Bernard  
**PREMISES AFFECTED:** 3220 N. Sheffield Avenue  
**SUBJECT:** Application for a special use to establish a permanent make-up / tattoo service facility.

**285-24-Z ZONING DISTRICT: RS-3 WARD: 39**  
**APPLICANT:** Gul Mohammad and Mohammad Musadaq  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 6051 N. Sauganash Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 38.21' to 0.45', west side setback from 3.46' to 0.15' (east to be 2.09'), combined side setback from 8.65' to 2.24' for a proposed carport / garage roof extension over 8' wide in the rear of an existing two- dwelling unit building.

**286-24-Z** **ZONING DISTRICT:** RS-3 **WARD:** 39  
**APPLICANT:** Gul Mohammad & Mohammad Musadaq  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 6051 N. Sauganash Avenue  
**SUBJECT:** Application for a variation to reduce the rear yard open space from the required 450 square feet to zero for a proposed carport/garage roof extension over 8' wide in the rear of an existing two dwelling unit building.

**287-24-S** **ZONING DISTRICT:** M2-3 **WARD:** 27  
**APPLICANT:** Parking in Chicago, LLC  
**OWNER:** Illinois Department of Transportation  
**PREMISES AFFECTED:** 800 W. Kinzie Street  
**SUBJECT:** Application for a special use to establish a non-accessory surface parking lot.

**288-24-Z** **ZONING DISTRICT:** RS-3 **WARD:** 30  
**APPLICANT:** 808 Builders, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3242 N. Kostner Avenue  
**SUBJECT:** Application for a variation to reduce the front setback from the required 39.04' to 15.05' for a proposed two-story, single-family residence with a two-car garage.

**289-24-Z** **ZONING DISTRICT:** RS-3 **WARD:** 30  
**APPLICANT:** 808 Builders, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3246 N. Kostner Avenue  
**SUBJECT:** Application for a variation to reduce the front setback from the required 39.40' to 12.08', combined side yard setback from 6.50' to 5.34' for the division of an improved zoning lot where an existing one-story, single-family residence at 3246 N Kostner Avenue is to remain and a two-story single-family residence is proposed for 3242 N. Kostner.

**290-24-Z** **ZONING DISTRICT:** RS-3 **WARD:** 35  
**APPLICANT:** Stephen Stapleton and Sara Van Valkenburgh  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2451 N. Sawyer Avenue  
**SUBJECT:** Application for a variation to expand the existing floor area that has been in existence for 50 years by 493.3 square feet of the existing building area of 3,490.6 square feet for a proposed side third story dormer addition and conversion of an existing front unfinished attic area to habitable space for a new third story ADU conversion unit in an existing three-story, two dwelling unit residential building.



**296-24-Z** **ZONING DISTRICT:** B3-2 **WARD:** 47  
**APPLICANT:** Minhaz Lakhani  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 7138 N. Sheridan Road / 1313 W. Touhy Avenue  
**SUBJECT:** Application for a variation to reduce the required minimum lot area from the required 20,000 to 19,276 for proposed gas station with a convenience store within a single shared tenant space.

**297-24-Z** **ZONING DISTRICT:** RS-3 **WARD:** 32  
**APPLICANT:** 1220 W Draper, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1220 W. Draper Street  
**SUBJECT:** Application for a variation to reduce the rear yard open space from 225 square feet to zero for a proposed rear one-story addition, a side three story addition and an attached two car garage with roof top deck on the existing four-story, single-family residence.

**298-24-Z** **ZONING DISTRICT:** RS-3 **WARD:** 32  
**APPLICANT:** 1220 W Draper, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1220 W. Draper Street  
**SUBJECT:** Application for a variation to reduce the east side setback from the required 4' to zero (west to be 1.76'), combined side yard setback from 10' to 1.76' for a rear one-story addition, three-story side addition and an attached two car garage with roof top deck for the existing four-story, single-family residence.

**299-24-Z** **ZONING DISTRICT:** RS-3 **WARD:** 32  
**APPLICANT:** 1220 Draper, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1220 W. Draper Street  
**SUBJECT:** Application for a variation to increase the 4,063.38 square feet of non-conforming floor area by 609.5 square feet for a total of 4,672.88 square feet for a proposed rear one-story addition, side three-story addition and an attached two car garage with roof deck for the existing four-story, single-family residence.

**2:00 PM**

- 300-24-S**                                **ZONING DISTRICT:** B3-1                                **WARD: 26**  
**APPLICANT:**                                La Casa Norte  
**OWNER:**                                        California 1622, LLC  
**PREMISES AFFECTED:**                     1622 N. California Avenue  
**SUBJECT:**                                     Application for a special use to convert an existing four-story, thirty-nine-unit SRO building into a transitional shelter.
- 301-24-S**                                **ZONING DISTRICT:** B3-1                                **WARD: 26**  
**APPLICANT:**                                La Casa Norte  
**OWNER:**                                        California 1622, LLC  
**PREMISES AFFECTED:**                     1622 N. California Avenue  
**SUBJECT:**                                     Application for a special use to establish a community center on the ground floor of an existing four-story building.
- 302-24-Z**                                **ZONING DISTRICT:** B3-1                                **WARD: 26**  
**APPLICANT:**                                La Casa Norte  
**OWNER:**                                        California 1622, LLC  
**PREMISES AFFECTED:**                     1622 N. California Avenue  
**SUBJECT:**                                     Application for a variation to reduce the required parking from five spaces to zero to convert a thirty-nine-unit SRO into a transitional shelter/ community center. This is a transit served location.
- 303-24-Z**                                **ZONING DISTRICT:** B1-2                                **WARD: 43**  
**APPLICANT:**                                Charlie and Kathy Baggs  
**OWNER:**                                        Charlie and Kathy Baggs / 2573 N Calrk Condo Association  
**PREMISES AFFECTED:**                     2573 N. Clark Street  
**SUBJECT:**                                     Application for a variation to reduce the rear setback from the required 30' to zero for a proposed one car accessory garage to serve an existing residential building.
- 304-24-S**                                **ZONING DISTRICT:** B3-1                                **WARD: 38**  
**APPLICANT:**                                Starbucks Corporation  
**OWNER:**                                        Trustee: FNB, Trust # 1833, dte 3/9/15 Ben: Gino Bozzi  
**PREMISES AFFECTED:**                     8353 W. Irving Park Road  
**SUBJECT:**                                     Application for a special use to establish a single lane drive-through to serve a proposed fast-food restaurant.
- 305-24-S**                                **ZONING DISTRICT:** M2-2 **WARD: 27**  
**APPLICANT:**                                C & R Holdings Grow, LLC  
**OWNER:**                                        Grand Properties Franklin, LLC  
**PREMISES AFFECTED:**                     3300 W. Franklin Boulevard  
**SUBJECT:**                                     Application for a special use to establish a cannabis infuser facility.



**306-24-S** **ZONING DISTRICT:** M2-2 **WARD:** 27  
**APPLICANT:** C & R Holdings Grow, LLC  
**OWNER:** Grand Properties Franklin, LLC  
**PREMISES AFFECTED:** 3300 W. Franklin Boulevard  
**SUBJECT:** Application for a special use to establish a cannabis processor facility.

**307-24-Z** **ZONING DISTRICT:** RM-5 **WARD:** 3  
**APPLICANT:** Boulder Real Estate Group, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4357 S. Calumet Avenue  
**SUBJECT:** Application for a variation to reduce the number of required off-street parking spaces from two to zero for the conversion of an existing two-story front residential building with one dwelling unit and seven SRO units to a three dwelling unit building which is located within 2,640' from a CTA rail station.

**308-24-Z** **ZONING DISTRICT:** RM-5 **WARD:** 3  
**APPLICANT:** Boulder Real Estate Group, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4357 S. Calumet Avenue  
**SUBJECT:** Application for a variation to reduce the rear yard open spaces from the required 144 square feet to zero for a proposed rear porch and the conversion of an existing two-story front residential building with one dwelling unit and seven SRO units to a three dwelling unit building which is located within 2,640' from a CTA rail station.

**309-24-S** **ZONING DISTRICT:** M1-2 **WARD:** 24  
**APPLICANT:** K Town BCP, LLC  
**OWNER:** City of Chicago  
**PREMISES AFFECTED:** 4720 W. Fifth Avenue  
**SUBJECT:** Application for a special use to establish a non-required accessory parking lot.

**CONTINUANCES**

**395-23-S** **ZONING DISTRICT:** M3-2 **WARD:** 24  
**APPLICANT:** Chicagoland Materials, LLC  
**OWNER:** D & D Concrete, LLC  
**PREMISES AFFECTED:** 4556 W. Roosevelt Road  
**SUBJECT:** Application for a special use to establish a Class V recycling facility for the collection of excavated soil / dirt, concrete, bricks, and landscape material to be operated in conjunction with an existing retail/ wholesale landscape business.

<b>396-23-Z</b>	<b>ZONING DISTRICT: M3-2</b>	<b>WARD: 24</b>
<b>APPLICANT:</b>	Chicagoland Materials, LLC	
<b>OWNER:</b>	D & D Concrete, LLC	
<b>PREMISES AFFECTED:</b>	4556 W. Roosevelt Road	
<b>SUBJECT:</b>	Application for a variation to eliminate ornamental fencing and retain 304 linear feet of chain link fence along vehicular use area (material storage yard frontage).	
<b>45-24-Z</b>	<b>ZONING DISTRICT: RM-4.5</b>	<b>WARD: 43</b>
<b>APPLICANT:</b>	PH Chicago, LLC	
<b>OWNER:</b>	Bonita M. Webb	
<b>PREMISES AFFECTED:</b>	1854 N. Howe Street	
<b>SUBJECT:</b>	Application for a variation to reduce the north and south side setbacks from 2' to 1' each, combined side yard setback from 4.4' to 2' for a proposed three-story, single-family residence with rooftop deck partially covered pergola 10' high, rooftop stair way and elevator enclosure and first floor open rear deck 4' high.	
<b>135-24-Z</b>	<b>ZONING DISTRICT: RT-3.5</b>	<b>WARD: 33</b>
<b>APPLICANT:</b>	Timothy Friese	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	3016 N. Troy Street	
<b>SUBJECT:</b>	Application for a variation to reduce the north side setback from the required 2' to zero (south to be 2'), combined side yard setback from 5' to 2' for an as built third story addition and a new rear second story deck and stairs on the existing three-story, single-family residence an and rear first story deck to convert to two dwelling units.	
<b>180-24-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 48</b>
<b>APPLICANT:</b>	Starbuck's Corporation	
<b>OWNER:</b>	Benitta Berke, Trustee of Trust # 12-2834-6350	
<b>PREMISES AFFECTED:</b>	6350 N. Broadway	
<b>SUBJECT:</b>	Application for a special use to replace an existing Starbuck's with a new building and reconfigure a surface parking lot. The new building will also have a one-lane drive-through.	
<b>201-24-Z</b>	<b>ZONING DISTRICT: B2-3</b>	<b>WARD: 46</b>
<b>APPLICANT:</b>	4701 N Clark St., Inc.	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4713 N. Clark Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 21.32' for a proposed five-story, thirty-six dwelling unit building with eighteen parking spaces, thirty-nine bicycle spaces and one loading space located within 2,640' from a Metra rail station.	

**206-24-Z** **ZONING DISTRICT:** DR-3 **WARD:** 27  
**APPLICANT:** Cabrini, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 505 W. Elm Street  
**SUBJECT:** Application for a variation to reduce the front setback from 12' to zero, rear setback from 30' to zero for the proposed division of a lot, convert the existing church to seven dwelling units.

**207-24-Z** **ZONING DISTRICT:** DR-3 **WARD:** 27  
**APPLICANT:** Cabrini, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 505 W. Elm Street  
**SUBJECT:** Application for a variation to allow an alternative compliance with the building on-site open space standards to allow an existing church to be converted to seven dwelling units.

**208-24-Z** **ZONING DISTRICT:** DR-3 **WARD:** 27  
**APPLICANT:** Cabrini, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 515 W. Elm Street  
**SUBJECT:** Application for a variation to reduce the front setback from the required 14.16' to 12.5', rear setback from 30' to zero for a proposed five-story, twelve dwelling unit building with nine parking spaces. This is a transit served location.

**209-24-Z** **ZONING DISTRICT:** DR-3 **WARD:** 27  
**APPLICANT:** Cabrini, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 515 W. Elm Street  
**SUBJECT:** Application for a variation to increase parking from six spaces to nine to allow a five-story, twelve dwelling unit building with nine parking spaces. This is a transit served location.

**222-24-S** **ZONING DISTRICT:** B3-3 **WARD:** 28  
**APPLICANT:** NA Builders, Inc.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 511-13 S. California Avenue  
**SUBJECT:** Application for a special use to establish a new gas station with a convenience store.

**223-24-Z** **ZONING DISTRICT:** B3-3 **WARD:** 28  
**APPLICANT:** NA Builders, Inc.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 511-13 S. California Avenue  
**SUBJECT:** Application for a variation to reduce minimum lot area from the required 20,000 square feet to 18,750 square feet for a proposed gas station with a convenience store.

**237-24-Z**                                      **ZONING DISTRICT:** RS-3                                      **WARD: 26**  
**APPLICANT:**                                      Wenho Yang  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                      3119 W. Moffat Street  
**SUBJECT:**    Application for a variation to reduce the west side setback from the required 2' to zero (east to be 2.88'), combined side yard setback from 5' to 3.1' for a proposed third floor dormer addition that will follow the walls of the existing walls of the existing three-story, two- dwelling unit building.

**238-24-Z**                                      **ZONING DISTRICT:** RS-3                                      **WARD: 26**  
**APPLICANT:**                                      Wenho Yang  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                      3119 W. Moffat Street  
**SUBJECT:**    Application for a variation to increase the building height from the maximum 30' to 33' for a proposed third floor dormer addition to an existing three-story, two dwelling unit building.

**239-24-Z**                                      **ZONING DISTRICT:** RS-3                                      **WARD: 26**  
**APPLICANT:**                                      Wenho Yang  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                      3119 W. Moffat Street  
**SUBJECT:**    Application for a variation to increase the maximum coach house height from 22' to 23.06 for a proposed coach house.

**240-24-Z**                                      **ZONING DISTRICT:** RS-3                                      **WARD: 26**  
**APPLICANT:**                                      Wenho Yang  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                      3119 W. Moffat Street  
**SUBJECT:**    Application for a variation to increase the maximum area of a rear yard accessory structure in the required rear setback from 537.75 square feet to 588 square feet for a proposed coach house.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its June 21, 2024 regular meeting.

Adjournment.