



## Legislation Details (With Text)

**File #:** 15-4647      **Version:** 1      **Name:**  
**Type:** Zoning Commission Case      **Status:** Agenda Ready  
**File created:** 10/8/2021      **In control:** Zoning Hearing Board  
**On agenda:** 10/25/2021      **Final action:**  
**Enactment date:**      **Enactment #:**

**Title:** 1. A-71333 1301 & 1315-1317 S 4th St. Appeal of Charbel Elias and Maggie Elias for variance to convert vacant bakery into 3-BAY AUTO REPAIR GARAGE, having an opening in wall within 15' of a lot line of a residential district & having a vehicle entrance within 50' of a primarily residential use (0' proposed) & having the following insufficiencies: off-street parking (15 spaces req; 11 proposed); planting strips along streets; shade/street trees (8 req; 0 proposed); location of dumpster and screening; min aisle width for two way traffic (24' req; 23.8' proposed); & min aisle width for two way traffic (20' req; 10' and 19' proposed), located in a Highway Business (B-3) District.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**1. A-71333 1301 & 1315-1317 S 4<sup>th</sup> St.** Appeal of Charbel Elias and Maggie Elias for variance to convert vacant bakery into **3-BAY AUTO REPAIR GARAGE**, having an opening in wall within 15' of a lot line of a residential district & having a vehicle entrance within 50' of a primarily residential use (0' proposed) & having the following insufficiencies: off-street parking (15 spaces req; 11 proposed); planting strips along streets; shade/street trees (8 req; 0 proposed); location of dumpster and screening; min aisle width for two way traffic (24' req; 23.8' proposed); & min aisle width for two way traffic (20' req; 10' and 19' proposed), located in a Highway Business (B-3) District.

**CASE CONTINUED**