



## CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY  
PRESERVATION AND DEVELOPMENT

**Date:** December 4, 2008  
**To:** Zoning Board of Appeals  
**From:** Thomas Hoff, Zoning Coordinator  
**Subject:** 523 South Summit Avenue  
Case Number: V-08-18 (Major Variance)

### **Introduction**

Orest Baranyk Associates, applicant and architect for owner, Karina Ferdynus, requests a variance to allow the construction of four multi-family residences on a property, with a lot area of less than the minimum of 9,000 square feet required by Section 7.3, Table 3.

The owner requested a continuance at the October 23, 2008 meeting. This was granted by the Board. The Board agreed that it would not be appropriate for the Board to take action at this time without input from the City Attorney and Camiros regarding the case. The Board requested a written opinion from the City Attorney on whether the client was provided sufficient notification regarding changes in the new Zoning Ordinance that would affect the applicant's property. In addition, staff should speak to Camiros to determine the rationale for the zoning change in the new Ordinance.

### **Staff Analysis**

Please refer to the attached information in response to the Boards request for further information:

- Letter from Paul Kolpak to Carrie Davis, dated November 13, 2008,
- Letter from Kathleen Henn to Paul Kolpak, dated November 21, 2008, and
- Memorandum from Arista Strungys and Jacques Gourguechon to the City of Park Ridge, dated November 3, 2008.

### **Board Action**

If the Board decides to act favorably on the variance, the proposed motion would be as follows:

Recommend City Council approval of a variance to allow the construction of four multi-family residences on a property with 8,416 square feet of lot area, instead of the minimum 9,000 square feet required by Section 7.3, Table 3, at 523 South Summit Avenue, Case Number V-08-18.