

BOARD OF ZONING APPEALS

MARCH 16, 2009

9:30

Calendar No. 08-215:

13600 Deise Avenue

Ward 10

Roosevelt Coats

Northern Ohio Scrap Services Corporation, tenant, by and through their legal counsel, appeal under Section 76-6 of the Charter of the City of Cleveland and Section 329.01(e) of the Cleveland Codified Ordinances from the decision of the Chief Building Official of the Building and Housing Department as stated in Adjudication Order #B06052138 dated October 30, 2008 regarding a proposed scrap metal processing facility and open yard storage of scrap metal with an industrialized unit office building at 13600 Deise Avenue. (Filed 12-2-08)

9:30

Calendar No. 09-17:

13835 Enterprise Avenue

Ward 20

Martin Sweeney

14 Notices

Nick Gantner, owner, appeals for a use of an existing nonconforming bingo hall contrary to conditions imposed with a variance granted in Calendar No. 05-224; and subject to the limitations of Sections 347.12(a)(1) and (2) being contrary to the distance requirements of at least 500 feet from a residence district and at least 500 feet from another such use; and 78 additional parking spaces are needed, according to Section 349.04(e) of the Cleveland Codified Ordinances. (Filed 2-17-09)

9:30

Calendar No. 09-18:

17730 Tarkington Avenue

Ward 1

Terrell Pruitt

4 Notices

Kimberly Wiley, owner, appeals to install/maintain approximately 92 lineal feet of 6 foot high chain link fence within the side street yard of a corner parcel located in an One-Family District; a 6 foot fence height exceeds the Code limit of a 4 foot height for fences in actual side street yards, and in residential districts only ornamental fence shall be installed if located within 4 feet of the side street property line. The Board of Zoning Appeals may permit a chain link fence, if the Board determines that chain link fence is common in the immediate vicinity of the subject property as stated in Section 358.04(a)(c)(1). (Filed 2-18-09)

9:30

Calendar No. 09-23:

7201 St. Clair Avenue

Ward 8

Sabra Pierce Scott

9 Notices

Don Carter, owner, appeals to establish use of an existing gas station as a vehicle repair garage, located on a corner, flag shaped parcel in a Local Retail Business District, where a repair garage is not permitted but first permitted in a Semi-Industry District if located not less than 100 feet from a residence district, and the proposed is within 100 feet of a Multi-Family District; and subject to Section 349.07(b), off-street parking spaces shall be provided with wheel or bumper guards, so located that no part of a parked vehicle extends beyond the parking space; and under Sections 352.08 through 352.11, landscaping strips are required in widths of 6 feet along the frontage of St. Clair Avenue and East 72nd Street and 4 feet where the lot abuts a Multi-Family District; and the substitution for a nonconforming gas station previously established within a General Retail Business District, requires the Board of Zoning Appeals approval, according to the provisions of Section 359.01(a) of the Codified Ordinances. (Filed 2-20-09)

POSTPONED FROM FEBRUARY 23 2009

10:30

Calendar No. 09-11:

3518 West 25th Street

Ward 15

Brian Cummins

6 Notices

Children's Services, Inc., owner, and Applewood Centers appeal to install a 10 foot high ornamental and chain link fence on a corner acreage parcel located in Semi-Industry and Two-Family Districts; contrary to Sections 358.04 and 358.05, fences in actual rear yards and actual interior side yards shall not exceed a 6 foot height. (Filed 2-3-09; testimony taken.)

First postponement granted for the Councilman's request to conduct a meeting with the applicants and neighboring community about the project.