

BOARD OF ZONING APPEALS

JANUARY 10, 2005

9:30

Calendar No. 04-314:

936 East 152nd Street

Ward 10

Roosevelt Coats

8 Notices

Walter Williams dba Walters Development, owner, appeals to construct two buildings, one is proposed to be a restaurant and the other a combined barber shop and beauty salon, situated on a 40' x 160' corner lot in split zoning of Local Retail Business and Two-Family Districts, located on the west side of East 152nd Street at 936 East 152nd Street; contrary to Section 337.03 that does not permit a restaurant, barber shop and accessory parking lot in a Two-Family District and Section 343.18(c) requires that the driveway located on East 150th Street for access to the parking lot must be located so that there is not less than 15' between the point of tangency of the driveway apron radius and a prolongation of the property line measured to the curb line; and Sections 352.11 and 352.09 require an 8' landscaping transition strip with a 75% year round opacity to separate the Local Retail (including accessory uses) and the Two-Family Districts; and a proposed dumpster enclosure is not permitted in the required 8' transition strip; and contrary to Section 357.04, the building, as proposed on the northeast side of the lot facing East 152nd Street, is prohibited in the established 10' front yard setback; and the parking of motor vehicles in the approximate 35' setback building line along East 150th Street is prohibited, as stated in Sections 357.14(a)(1) of the Codified Ordinances. (Filed 12-2-04)

9:30

Calendar No. 04-315:

11919-21 Lorain Avenue

Ward 19

Dona Brady

13 Notices

Property Enterprise of Ohio LLC c/o Mervyn Berger, owner, and Walk of Faith Fellowship c/o Pastor Kevin Kuehmichel, appeal to establish use as a teen "drop-in" community center an existing two-story brick, mixed use building, situated on a 40' x 100' lot in a General Retail Business District on the south side of Lorain Avenue at 11919-21 Lorain Avenue; contrary to the Requirements for Off-Street Parking and Loading, no off-street parking is provided and the proposed use requires parking at the rate of one space per 150 square feet of the building floor area and one space per employee or staff, according to the definitions in Section 349.04(e) of the Codified Ordinances. (Filed 12-3-04)

BOARD OF ZONING APPEALS

JANUARY 10, 2005

9:30

Calendar No. 04-316:

623 Euclid Avenue

Ward 13

Joe Cimperman

5 Notices

MRN Ltd c/o Rick Maron, owner, appeals to expand a nonconforming use, previously granted variances for nonconforming rear, east and west side yards in Calendar No. 98-162 on August 31, 1998, that allowed for the conversion of an existing 17-story commercial building into a 141 guest rooms hotel, situated on a 129' x 236' irregular shaped through parcel, located in a General Retail Business District at 623 Euclid Avenue and extending through to Vincent Avenue; the proposed nonconforming expansion and addition, to convert storage rooms on the 16th floor to a residential use and to add a rooftop penthouse onto the existing building, require the Board of Zoning Appeals approval, as stated in Section 359.01 of the Codified Ordinances. (Filed 12-3-04)

9:30

Calendar No. 04-317:

14114-14118 Miles Road

Ward 1

Joe Jones

9 Notices

Susman-Cohen Properties, owner c/o Paul Goodrich, agent, appeal to change from auto repair, towing and storage of wrecked vehicles, to a use as an auto wrecking yard and storage of vehicles pending wrecking or dismantling, the premises situated on 227' x 387' lot in a Semi-Industry District on the south side of Miles Avenue at 14114-18 Miles Avenue; contrary to Section 345.03, the proposed change is not permitted in a Semi-Industry District but first permitted in a General Industry District, and all driveways, parking areas and vehicle maneuvering areas must be paved and graded so that all water is drained within the lot as stated in Section 349.07(a) of the Codified Ordinances. (Filed 12-3-04)

9:30

Calendar No. 04-318:

11021 East Boulevard

Ward 9

Kevin Conwell

2 Notices

Cleveland Institute of Music, owner c/o Eric Bower, appeal to place for a temporary period of one year, two trailers, 12' x 60' and 24' x 60', to be situated on the southwest corner of an approximate 116' x 232' lot in a Multi-Family District on the east side of East Boulevard at 11021 East Boulevard; the proposed temporary period is contrary to Section 347.10(a), that does not allow a temporary use to last longer than 30 days in duration; and as proposed, the temporary trailers are not permitted yard encroachments in the required front and side yard setbacks, as stated in Section 357.13 of the Codified Ordinances. (Filed 12-6-04)

BOARD OF ZONING APPEALS

JANUARY 10, 2005

9:30

Calendar No. 04-319:

12510 Cooley Avenue

Ward 19

Dona Brady

2 Notices

Sebastian Massa, owner, appeals to install a 5' high wooden fence at the west side of an existing one family frame dwelling, situated on a 35' x 107' lot in a B1 Two-Family District on the north side of Cooley Avenue at 12510 Cooley Avenue; contrary to the Fence Regulations that require there be no fence higher than its distance from a residential building on an adjoining lot; and a 5' fence height is proposed where 2' is allowed as stated in Section 358.04 of the Codified Ordinances. (Filed 12-6-04)

POSTPONED FROM DECEMBER 13, 2004

10:30

Calendar No. 04-258:

14024-26 Triskett Road

Ward 20

Martin Sweeney

6 Notices

Mark DeVault dba Casey Jones Tavern, owner, appeals to install a 5' x 35' wall sign to be painted on an existing one-story commercial building situated on a 74' x 129' corner lot in a Local Retail Business District on the northeast corner of Triskett Road and West 141st Street; contrary to the Sign Regulations, the proposed sign is approximately 175 s/f and 82 s/f is the maximum wall sign area allowed in a Local Retail Business District, as stated in Section 350.14(a) of the Codified Ordinances. (Filed 10-19-04; testimony taken.)

Second postponement granted due to a scheduling conflict for the appellant.

POSTPONED FROM DECEMBER 20, 2004

10:30

Calendar No. 04-300:

Violation Notice

3666 West 139th Street

Ward 20

Martin Sweeney

Judith Muldoon, owner, appeals under Section 76-6 of the Charter of the City of Cleveland and Section 329.02(d) of the Cleveland Codified Ordinances from an order issued by the Deputy Director of the Building and Housing Department to correct a violation of the Fence Regulations for installation of a 6' high wooden fence atop an 18" base of paving stones, contrary to the fence height requirements of Section 358.04(a) of the Codified Ordinances. (Filed 11-15-04; no testimony taken.)

First postponement granted for appellant to obtain information requested from the City.
