

**BOARD OF ZONING APPEALS
OCTOBER 11, 2004**

9:30

Calendar No. 04-215:

720 East 152nd Street

Ward 10

Roosevelt Coats

6 Notices

Brett Greer, owner, appeals to install a 6' high chain link fence along the front and side street yard of a 147' x 140' corner lot in a General Retail Business District on the west side of East 152nd Street at 720 East 152nd Street; contrary to the Fence Regulations for General Retail Business Districts that require no more than a 4' fence height, except as specifically required because of the type of use in Non-Residential Districts and other than General and Unrestricted Industry Districts, as stated in Section 358.05(a)(2) of the Codified Ordinances. (Filed 9-7-04)

9:30

Calendar No. 04-216:

15020 Cardinal Avenue

Ward 10

Roosevelt Coats

6 Notices

Brett Greer, owner, appeals to install a 6' high chain link fence along the front of a 40' x 140' lot in a General Retail Business District on the south side of Cardinal Avenue at 15020 Cardinal Avenue; contrary to the Fence Regulations for General Retail Business Districts that require no more than a 4' fence height, except as specifically required because of the type of use in Non-Residential Districts and other than General and Unrestricted Industry Districts, as stated in Section 358.05(a)(2) of the Codified Ordinances. (Filed 9-7-04)

9:30

Calendar No. 04-218:

3549 East 118th Street

Ward 3

Zack Reed

4 Notices

Dessie Stevens, owner, appeals to enclose a 20' x 7'-6" front porch of an existing 30' x 40' two-story frame, one family dwelling, situated on a 37' x 118' lot in a Two-Family District on the east side of East 118th Street at 3549 East 118th Street; contrary to the Requirements for Yards and Courts, a 7'-6" enclosed porch projection is proposed and no enclosed porch should project more than 4', nor aggregate a vertical area in any story more than 20% of the façade in that story, as stated in Section 357.13(b)(4) of the Codified Ordinances. (Filed 9-10-04)

**BOARD OF ZONING APPEALS
OCTOBER 11, 2004**

9:30
Calendar No. 04-219: Little Rascals Day Care Center Ward 4
11920 Buckeye Road Ken Johnson

Mattie and Joe Hemphill dba Little Rascals Day Care Center, appeal under the authority of Section 201.03 from the decision to revoke the permit issued for the operation of the Little Rascals Day Care Center, located at 11920 Buckeye Road, and to suspend the City of Cleveland Application for Licensure, as issued in writing by the Department of Public Health on September 2, 2004, as a result of the code deficiencies discovered during an inspection on August 25, 2004 by the Department of Public Health, according to Section 227.07 of the Codified Ordinances. (Filed 9-10-04)

9:30
Calendar No. 04-232: 11113 Fidelity Avenue Ward 19
Dona Brady
3 Notices

Cheryl Lusardo, owner, appeals to erect a 23' x 20' wolmanized wooden deck to the rear of an existing one family dwelling, situated on a 41' x 121' lot in a Two-Family District on the south side of Fidelity Avenue at 11113 Fidelity Avenue; contrary to Section 357.09(2)(A) of the Yards and Courts Requirements, an 8' distance is provided where no building shall be less than 10' from a main building on an adjoining lot and where there is an existing bay window, the nonconforming interior side yard requires the Board of Zoning Appeals approval as stated in Section 359.01 of the Codified Ordinances. (Filed 9-21-04)

9:30
Calendar No. 04-236: 4400 South Meadow Lane Ward 15
Merle Gordon
12 Notices

Bill Graham, a neighboring property owner, appeals under the authority of Section 329.02(d) from the decision of the Director of Building and Housing to issue permit B171786, dated July 6, 2004, with the approval of the Director of City Planning, granting permission to SMC Inc. to erect a 30' x 40' two-story, one family residence with an attached garage on the property located at 4400 South Meadow Lane. (Filed 9-23-04)

**BOARD OF ZONING APPEALS
OCTOBER 11, 2004**

POSTPONED FROM SEPTEMBER 7, 2004

10:30

Calendar No. 04-193:

2487 West 25th Street

Ward 14

Nelson Cintron

17 Notices

George Sass, owner, appeals to construct a 60' x 60' two-story building for a wrecking yard and service garage, proposed to be situated on an acreage parcel in a Semi-Industry District on the east side of West 25th Street at 2487 West 25th Street; contrary to Sections 345.03 and 345.03(c)(2) of the Industrial Districts Regulations, a wrecking yard is not permitted in a Semi-Industry District but first permitted in a General Industry District and the repair garage, although permitted in a Semi-Industry District, is required to be 100' from a Residence District and as proposed, it abuts a Two-Family District; and in Section 345.04(a)(4) where auto wrecking is first permitted in a General Industry District, a minimum area of 50,000 square feet is required and it must be enclosed within a minimum of 7' high, solid masonry wall or screened, nontransparent fence and a 40,826 square foot area that is partially fenced is proposed; and contrary to Section 349.05(b) of the Off-Street Parking and Loading Requirements, part of the proposed parking that is provided is not under the appellant's ownership; and subject to the provisions for Nonconforming Uses, a nonconforming structure was 90% destroyed by fire and razed, where a nonconforming building or use that is more than 50% destroyed or removed by whatever cause, except by act of malicious mischief or vandalism, shall not be restored or replaced, except in conformity with the regulations for the district in which it is located, as stated in Section 359.03(b) of the Codified Ordinances.

(Filed 8-10-04; no testimony taken.)

First postponement granted to allow additional time for research by the local development corporation and also at the request of counsel for the appellant due to a scheduling conflict.