

**BOARD OF ZONING APPEALS**

**FEBRUARY 7, 2005**

**9:30**

**Calendar No. 05-3:**

**11021 Edgewater Drive**

**Ward 18**

**Jay Westbrook**

**4 Notices**

Craig Brown, owner, appeals to erect a 7' x 15' wooden trellis and construct a circular driveway and apron in the frontage of a one family dwelling, situated on a 91' x 198' lot located in an AA1 One-Family District on the south side of Edgewater Drive at 11021 Edgewater Drive; subject to the limitations of Section 337.18(c)(1), one driveway is permitted for each 100' of frontage and 91' is provided and Section 337.14 requires that all parking space be located behind the building setback line; the proposed trellis and piers are contrary to Section 357.13, where required yard spaces shall be maintained and free of obstructions; and nonconforming sideyards require the Board of Zoning Appeals approval, as stated in Section 359.01 of the Codified Ordinances. (Filed 1-6-05)

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**9:30**

**Calendar No. 05-4:**

**6850 Brookpark Road**

**Ward 16**

**Michael O'Malley**

**4 Notices**

Denny's Restaurant c/o Kris Hohl, owner, appeals to install an additional freestanding, 44 s/f double face, illuminated identification sign at the northwest side of an entrance drive to a commercial building, situated on the north side of acreage located in General Retail Business and Semi-Industry Districts at 6850 Brookpark Road; contrary to the Sign Regulations, the additional sign is proposed where only one freestanding identification sign per lot is allowed, as stated in Section 350.14(b) of the Codified Ordinances. (Filed 1-7-05)

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**9:30**

**Calendar No. 05-5:**

**3181 West 41<sup>st</sup> Street**

**Ward 14**

**Nelson Cintron**

**3 Notices**

The Catholic Diocese of Cleveland and St. Procop Catholic Church c/o Sister Annette Amendolia SND, owner, appeal to install a 4' x 7' freestanding, illuminated church bulletin sign in the frontage of a 270' x 315' lot in a Multi-Family District on the southeast corner of West 41<sup>st</sup> Street and Trent Avenue at 3181 West 41<sup>st</sup> Street; as proposed, the replacement sign is 5' from the front property line, where a minimum distance of 25' is required as stated in Section 350.13(b) of the Codified Ordinances. (Filed 1-7-05)

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**BOARD OF ZONING APPEALS**

**FEBRUARY 7, 2005**

**9:30**

**Calendar No. 05-6:**

**4072 East 108<sup>th</sup> Street**

**Ward 2**

**Robert White**

**3 Notices**

Cleveland Housing Network, owner, and Elizabeth Lee, tenant, appeal to expand a one family dwelling house by including a Type A day care in the premises, situated on a 40' x 140' lot in a B1 Two-Family District on the west side of East 108<sup>th</sup> Street at 4072 East 108<sup>th</sup> Street; the proposed expansion is subject to the limitations of Section 337.03(b) and by reference, as regulated in a One-Family District (Section 337.02(f)(3), a day care is required to be 30' from any adjoining premises in a Residence District not used for a similar purpose and requires the Board of Zoning Appeals approval. (Filed 1-10-05)

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**9:30**

**Calendar No. 05-7:**

**1428 East 110<sup>th</sup> Street**

**Ward 9**

**Kevin Conwell**

**5 Notices**

Beth-El A.M.E. Zion Church c/o Reverend Charles Tyler, Sr., owner, appeals to install a 5' wide freestanding, illuminated reader board sign in the front of an existing church building situated on an 80' x 120' corner lot in a B Two-Family District on the northwest corner of East 110<sup>th</sup> Street and Lee Road at 1428 East 110<sup>th</sup> Street; as proposed, the sign is to be placed 7' from the front property line, where the minimum distance of 25' is required, as stated in Section 350.13(b) of the Codified Ordinances. (Filed 1-11-05)

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**POSTPONED FROM JANUARY 10, 2005**

**10:30**

**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; no testimony taken.)

**First postponement granted due to a scheduling conflict for the appellant.**

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