

**BOARD OF ZONING APPEALS
MAY 22, 2006**

9:30

Calendar No. 06-65:

1230 Broadway Avenue

Ward 13

Joe Cimperman

4 Notices

The Norfolk Southern Corporation, owner, and Parking Endeavors, LLC, prospective lessee c/o Jason Modlik, appeal to establish use for a temporary parking lot to be situated on an acreage parcel located in a General Industry District on the south side of Broadway Avenue at 1230 Broadway Avenue; as proposed the temporary parking lot is contrary to Section 325.03 that requires parking spaces to be at least 180 square feet and Section 349.07(a) requires that accessory off-street parking spaces, driveways and maneuvering areas be properly graded for drainage so that all water is drained within the lot providing such parking spaces, surfaced with concrete, asphaltic concrete, asphalt or similar surfacing material, maintained in good condition and free of debris and trash; and a 6' wide frontage landscaped strip is required along Broadway Avenue according to the provisions of Section 352.11 of the Codified Ordinances. (Filed 4-18-06)

9:30

Calendar No. 06-70:

Appeal of Frank B. Smith

8106 Cedar Avenue

Ward 6

Patricia Britt

Frank B. Smith appeals under Section 76-6(b) of the Charter of the City of Cleveland and Section 329.02(d) of the Cleveland Codified Ordinances from a Notice of Violation issued March 29, 2006 by the Department of Building and Housing, for illegal use of the premises located at 8106 Cedar Avenue and failure to comply with the Zoning Code and the provisions of Section 327.02(d) of the Codified Ordinances. (Filed 4-25-06)

9:30

Calendar No. 06-72:

4266 Martin Luther King Jr. Blvd.

Ward 2

Robert White

4 Notices

Michael and Patricia Green, owners, appeal to enclose an existing 8' x 24' wooden front porch of a single family dwelling, situated on a 40' x 145' parcel located in a Two-Family District on the west side of Martin Luther King Jr. Boulevard at 4266 Martin Luther King Jr. Boulevard; subject to the Requirements for Yards and Courts, the enclosed porch may not project more than 4' as stated in Section 357.13(b)(4) of the Codified Ordinances. (Filed 4-28-06)

9:30

Calendar No. 06-73:

3857 West 31st Street

Ward 15

Brian Cummins

4 Notices

Reba Hicks, owner, appeals to install approximately 57 linear feet of 4' tall chain link fence across the front yard and along the front yard setback of a single family dwelling, situated on a 33' x 131' parcel located in a Two-Family District on the east side of West 31st Street at 3857 West 31st Street; subject to the requirements of the Fence Regulations and Section 358.04(a), in residential districts only ornamental fences shall be installed in actual front yards and shall be considered ornamental if the fence is composed of wrought iron-style pickets, wood pickets, wood split rails or other materials of a decorative nature, as stated in Section 358.02(d) of the Codified Ordinances. (Filed 4-28-06)

BOARD OF ZONING APPEALS

MAY 22, 2006

POSTPONED FROM MAY 1, 2006

10:30

Calendar No. 06-60:

4669 State Road

Ward 16

Kevin Kelley

16 Notices

Mark Heil, owner, appeals to add a properly screened, outdoor automobile storage area at an existing, legal nonconforming auto service garage, situated on an approximate 78' x 116' corner lot in a Local Retail Business District on the southeast corner of State Road and Portman Avenue at 4669 State Road; and the proposed expansion of a legal nonconforming use requires the Board of Zoning Appeals approval, as stated in Section 359.01 of the Codified Ordinances. (Filed 4-13-06; no testimony taken.)

First postponement requested by appellant's attorney in the interest of his having adequate preparation time and due to a scheduling conflict.
