

BOARD OF ZONING APPEALS
JULY 17, 2006

9:30

Calendar No. 06-118:

3018 East 55th Street

Ward 5

Phyllis Cleveland

50 Notices

Ian Abrams, owner, appeals to use for a scrap storage area a portion of an acreage parcel, the Footbridge Area, located in a B2 Residence Industry District on the west side of East 55th Street at 3018 East 55th Street; contrary to Section 345.02(b), outside storage is proposed and in any Residence Industry District all materials must be stored on the inside of buildings; and subject to the provisions of Section 345.02(f), the entrance and exit to any such building or premises in a Residence Industry District are from a street designated as a major thoroughfare on the general plan adopted by the City Planning Commission or if the premises in question does not abut such street, then from any street approved by the Board of Zoning Appeals, if it finds the probable volume and type of traffic to such premises will not change materially the existing character of such streets nor be detrimental to the adjoining or adjacent residential area; and all vehicle maneuvering areas of the property in question must be paved and drained within the lot, as stated in Section 349.07(a) of the Codified Ordinances.

9:30

Calendar No. 06-119:

3018 East 55th Street

Ian Abrams, owner, appeals to use for scrap storage, a scrap processing yard and auto wrecking a portion of an acreage parcel, the Hilltop Area, located in a General Industry District on the west side of East 55th Street at 3018 East 55th Street; contrary to Section 347.06(d), junk and scrap piles exceed the limit of 3' above the height of fence, and in any use district that allows junk or wrecking yards the height of the storage of such junk or used material shall not be piled higher than 3' above the height of the wall or fence enclosing the yard; and all vehicle maneuvering areas of the property in question must be paved and drained within the lot, as stated in Section 349.07(a) of the Codified Ordinances.

9:30

Calendar No. 06-120:

3030 East 55th Street

Ian Abrams, owner, appeals to use for scrap storage, a scrap processing yard and auto wrecking a portion of an acreage parcel located in a General Industry District on the west side of East 55th Street at 3030 East 55th Street and also known as 3018 East 55th Street; subject to the provisions of Section 347.06(a), a 7' high wall or opaque fence is required to be completely surrounding the scrap/junk yard and auto wrecking area; and contrary to Section 347.06(d), junk and scrap piles exceed the limit of 3' above the fence height, and in any use district allowing junk or wrecking yards the storage of such junk or used material shall not be piled higher than 3' above the height of the wall or fence enclosing the yard; and all vehicle maneuvering areas of the property in question must be paved and drained within the lot, as stated in Section 349.07(a) of the Codified Ordinances. (Filed 6-14-06)

BOARD OF ZONING APPEALS
JULY 17, 2006

9:30

Calendar No. 06-122:

3201 Chatham Avenue

Ward 14

Joseph Santiago

7 Notices

Barry Smith, owner, appeals to erect a 26' x 22'-10" three-story frame, single family dwelling on an approximate 30' x 65' "L" shaped corner parcel, located in a Two-Family District on the southwest corner of Chatham Avenue and West 32nd Street at 3201 Chatham Avenue; contrary to Section 357.05, a side street yard of 4'-5" is provided where not less than 5' is required for a corner lot; and the total interior side yards equal 7.5' and 10' is required under Section 357.09(2)B; and contrary to the Area Requirements and Section 355.05, the minimum lot size provided is 2,242 square feet instead of 4,800 square feet with a maximum gross floor area of 1,680 square feet that exceeds 50% of the lot size; and the accessory garage is proposed at a 4' distance where the requirement is a minimum of 18" from all property lines and at least 10' from any main building on an adjoining lot in a Residence District, as stated in Section 37.23 of the Codified Ordinances.

POSTPONED FROM JUNE 26, 2006

10:30

Calendar No. 06-111:

11402 Bellflower Road

Ward 9

Kevin Conwell

12 Notices

Case Western Reserve University, owner, appeals to construct a new two-story, center for nonprofit organizations building, situated on a 173' x 142' parcel located in a D1 Multi-Family District on the east side of Bellflower road at 11402 Bellflower Road; subject to the limitations of Section 337.08(e), a charitable institution is required to be 15' from an adjoining premises in a Residence District not used for a similar purpose, and the proposed building abuts a Multi-Family District at the northeast and southwest property lines; and contrary to Section 353.01(b), the building height proposed is 44' where the maximum height limit permitted is 35' and no parking is provided where 65 off-street parking spaces are required, specifically, 28 spaces for assembly, 14 for classrooms plus 11 for staff, and 12 spaces for office, in accordance with the requirements under Section 349.04 of the Codified Ordinances. (Filed 5-30-06; testimony taken.)

First postponement granted at the request of the Councilman for additional review of the proposed plan.
