

BOARD OF ZONING APPEALS
MARCH 19, 2007

9:30

Calendar No. 07-18:

Violation Notice
8200 Aetna Road

Ward 2

Robert White

Robert Modic, property owner, appeals under the authority of Section 76-6 of the Charter of the City of Cleveland and Section 329.02(d) of the Codified Ordinances from a Notice of Violation, issued by the Building and Housing Department for failure to comply with the provisions of Section 676.13 and the requirements for screening of the property located at 8200 Aetna Road according to the Codified Ordinances. (Filed 2-6-07)

9:30

Calendar No. 07-25:

2330 Broadview Road

Ward 15

Brian Cummins
11 Notices

Fred Manson, owner dba Cleveland Printing & Offset, and Bill Feller, agent, appeal to change use from office to a printing business in an existing one-story building, situated on a corner acreage parcel, located in a Local Retail Business District on the northeast corner of Broadview Road and West 24th Street at 2330 Broadview Road; the proposed use being subject to the limitations of Section 343.01 and first permitted in a General Retail Business District and contrary to Section 349.04, there are 12 off-street parking spaces proposed where 23 are required, and the parking configuration does not permit maneuvering, no bumper guards are proposed, and a 40' driveway width exceeds the maximum width of 30' contrary to Sections 349.07(a)(b) and (c)3 of the Codified Ordinances. (Filed 2-22-07)

9:30

Calendar No. 07-28:

4102 Rocky River Drive

Ward 21

Michael Dolan
15 Notices

HCR-ManorCare, owner, and Victor Brigner, agent, appeal to add 19 new parking spaces for a nursing home that is situated on an acreage parcel, located in a Multi-Family District on the west side of Rocky River Drive at 4102 Rocky River Drive; contrary to Section 337.08(e), a nursing home in a Multi-Family District is required to be 15' from any adjoining premises in a residential district not used for a similar purpose and the proposed new parking spaces are within 15' of a One-Family District; and the expansion of an existing nonconforming use requires the Board of Zoning Appeals approval according to the provisions of Section 359.01 of the Codified Ordinances. (Filed 2-28-07)

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MARCH 19, 2007**

POSTPONED FROM FEBRUARY 26, 2007

10:30		Ward 11
Calendar No. 06-256:	16606-16702 S. Waterloo Road	Michael Polensek
		12 Notices

Joseph Mobily, owner, and Jim Dupree, tenant, appeal change use from a factory and warehouse to a use for truck sales and salvage that is proposed to be on consolidated acreage parcels, where 125' of the frontage is located in a Semi-Industry District and the remainder of the land is in a General Industry District on the south side of South Waterloo Road at 16606-16702 South Waterloo Road; and the operation of wrecking or dismantling of motor vehicles, or the storage of motor vehicles pending wrecking or dismantling (salvage) is contrary to Section 345.03 and first permitted in a General Industry District; and 7 parking spaces are provided where 19 parking spaces are required, according to Section 349.04(j) of the Codified Ordinances. (Filed 12-15-06; testimony taken.)

Postponement granted for appellants to consult with the Councilman about resolving issues raised with illegal parking, debris and dirt being tracked onto the Public Right of Way; and for a plan to be submitted that shows parking for all uses on the lot, installation of landscaping and relocation of the dumpster according to Code requirements.

POSTPONED FROM FEBRUARY 5, 2007

10:30		Ward 7
Calendar No. 07-6:	7201 Wade Park Avenue	Fannie Lewis
		15 Notices

Eliza Bryant, owner, and Sandra Madison, agent, appeal to construct a three-story wood frame building with 45 suites, proposed to be situated on an acreage parcel located in split zoning between a Two-Family District and a Shopping Center District on the northeast corner of Wade Park Avenue and Addison Road at 7201 Wade Park Avenue; where a nursing home facility in a Residence District requires the Board of Zoning Appeals approval as regulated in Sections 337.02(f)(3)(A), to determine, after public notice and hearing, if there are adequate yard spaces and other safeguards to preserve the character of the neighborhood and whether such buildings are appropriately located and designed to meet a community need without adversely affecting the neighborhood; and in a "B" Area District, the maximum gross floor area shall not exceed one-half of the lot area and 41,926 square feet is proposed, where the maximum gross floor area may not exceed 31,533 square feet, according to the provisions of Section 355.04(b) of the Codified Ordinances. (Filed 1-10-07; no testimony taken.)

First postponement requested by the Councilwoman for additional review of the proposed plan.
