

**BOARD OF ZONING APPEALS
OCTOBER 9, 2006**

9:30

Calendar No. 06-181:

4467 Broadview Road

Ward 15

Brian Cummins

11 Notices

Tim Tsirambidis, owner, appeals to change the use from one store and two dwelling units to three dwelling units in an existing two-story building, situated on a 35.80' x 117.41' parcel located in a Local Retail Business District on the east side of Broadview Road at 4467 Broadview Road; contrary to Section 355.04(b), a minimum lot size of 4,063 square feet is provided where 7,200 square feet is required with 1,452 square feet provided where the requirement is 2,400 square feet for each dwelling unit; and contrary to Section 357.09(2)C, a 4' interior side yard is provided where 8' required with a distance of 9' where no building shall be less than 10' from a main building on an adjoining lot, as stated in Section 357.09(2)A of the Codified Ordinances. (Filed 8-25-06)

9:30

Calendar No. 06-182:

3000 Bridge Avenue

Ward 13

Joe Cimperman

16 Notices

The West Side Community House, owner, and Blue 3000 LLC, prospective purchaser, appeal to change an existing four-story building from a community center to apartments and stores, situated on a 126' x 107' corner parcel located in a B1 Two-Family District on the northwest corner of Bridge Avenue and West 30th Street at 3000 Bridge Avenue; subject to the limitations of Section 337.03, the proposed change to apartments is first permitted in a Multi-Family District and the use for stores is first allowed in a Local Retail District; and contrary to Section 355.04, a maximum lot area of 26,125 square feet is proposed and one half of the lot area, or 6,235 square feet is permitted; and a 68' building height is proposed contrary to Section 353.01 where a height of 35' is the maximum allowed; and no setback is proposed contrary to Section 357.07(a) where a specific front yard setback of 10' is established by the zoning map; with no side street yards contrary to Section 357.05(a) where 5' is required on each side; and a 40' rear yard is proposed contrary to Section 357.08(b)(1) with 15 off-street parking spaces contrary Section 349.02 where 21 spaces are required; and a 4' rather than a 6' wide landscape strip is proposed between Bridge Avenue and the parking lot contrary to Section 352.10 of the Codified Ordinances. (Filed 8-29-06)

9:30

Calendar No. 06-183:

12425 Arlington Avenue

Ward 9

Kevin Conwell

13 Notices

Karim Salman, owner, appeals to change from a restaurant to a service station an existing one-story building, situated on a 40' x 119' parcel located in a Local Retail Business District on the north side of Arlington Avenue at 12425 Arlington Avenue; subject to the limitations of Section 343.01, the proposed change of use is not permitted but is first permitted in a General Retail Business District, as stated in Section 343.11(b)(2)(I)(5) of the Codified Ordinances. (Filed 8-29-06)

9:30

Calendar No. 06-184:

3545 Ridge Road

Ward 16

Kevin Kelley

3 Notices

Arnold Lee, owner, appeals to erect a 100 square foot, 22' high, free standing sign in the parking lot of an acreage parcel, located in a Semi-Industry District on the east side of Ridge Road at 3545 Ridge Road; the proposed sign exceeds the limit of 50 square feet, the maximum square footage that is allowed, as stated in Section 350.15(b) of the Codified Ordinances. (Filed 8-30-06)

**BOARD OF ZONING APPEALS
OCTOBER 9, 2006**

9:30

Calendar No. 06-185:

2042-44 East 4th Street

Ward 13

Joe Cimperman

7 Notices

Krause Project Partners LLC, owner, appeal to change the use from offices to apartments in an existing six-story building, situated on a 25' x 100' parcel located in a General Retail Business District on the west side of West 4th Street at 2042-44 East 4th Street; contrary to Section 355.04(b), a proposed maximum gross floor area of approximately 11,150 square feet is proposed and 3,750 square feet is allowed; and a rear yard of 20' is required under Section 357.08(b)(2) in connection with a building of residential occupancy and an interior side yard shall not be less than 8' as stated in Section 357.09(b)(2)C of the Codified Ordinances. (Filed 9-7-06)

9:30

Calendar No. 06-193:

6816 Superior Avenue

Ward 7

Fannie Lewis

6 Notices

The Inner City Development and Personal Growth Foundation, owner, appeal from the decision of the Cleveland Zoning Administrator to deny a Final Certificate of Occupancy for the use and occupancy of a 44 seat restaurant, for which Building Permit No. B06000015 was issued on March 31, 2006, for an existing two-story building situated on an approximate 174' x 122' parcel in a Local Retail Business District on the southeast corner of Superior Avenue and East 68th Street at 6816 Superior Avenue; the use and occupancy being subject to the Off-Street Parking and Loading Requirements, and a gravel parking lot is proposed where accessory off-street parking spaces and maneuvering areas must be properly graded for drainage within the lot, and surfaced with concrete, asphalt, or asphaltic concrete, as stated in Section 349.07(a) of the Codified Ordinances. (Filed 9-14-06)
