

**BOARD OF ZONING APPEALS
NOVEMBER 27, 2006**

9:30

Calendar No. 06-225:

2243-2245 Edgehill Road

Ward 6

Patricia Britt

8 Notices

Lillian Kuri, owner, appeals to erect a three-story, two dwelling units structure on an 82 foot by 43 foot irregular shaped parcel located in an RA3 Townhouse District on the north side of Edgehill Road at 2243-2245 Edgehill Road; contrary to Section 337.031(g), a minimum of three or more units are required per building in an RA3 District and a minimum of 950 square feet per unit is required for residential floor area; and two driveways are proposed where only one driveway is permitted per 100 feet of frontage, under the provisions of Section 349.07(c)(1) of the Codified Ordinances. (Filed 10-23-06)

9:30

Calendar No. 06-226:

3827 East 71st Street

Ward 12

Anthony Brancatelli

12 Notices

Vendetta Brown, owner, appeals to change from a store to a carryout restaurant the use of the front first floor of a one and two store building, situated on a 33 foot by 135 foot parcel located in a Multi-Family District on the east side of East 71st Street at 3827 East 71st Street; subject to Section 359.01(a), a public hearing is required and the Board of Zoning Appeals must determine that the substitution or other change in a nonconforming use is no more harmful or objectionable than the previous nonconforming use in floor or other space occupied, in volume of trade or production, in kind of goods sold or produced, in daily hours or other period of use, in the type or number of persons to occupy or to be attracted to the premises or in any other characteristics of the new use as compared with the previous use, as stated in Section 359.01(a) of the Codified Ordinances. (Filed 10-25-06)

9:30

Calendar No. 06-227:

2287 East 105th Street

Ward 6

Patricia Britt

9 Notices

Blasé Pietrafese, owner, and Anita Lillard, prospective tenant, appeal to change use from a store to a commercial kitchen and the storage of hot dog vending supplies and equipment in an existing one-story building situated on a 50 foot by 115 foot corner parcel located in a Local Retail Business District on the northeast corner of East 105th Street and Norman Avenue at 2287 East 105th Street; subject to the limitations of Section 343.01, the storage and a commercial kitchen are permitted first in a Semi-Industry District and under Section 329.03(d), authority of the Board of Zoning Appeals is limited to use variances as permitted in the use district next lower in order of restrictiveness to the district in which such lot is located; and a site plan drawn to scale including all features of the premises is required, as stated in Section 327.02(d) of the Codified Ordinances. (Filed 10-26-06)

**BOARD OF ZONING APPEALS
NOVEMBER 27, 2006**

9:30

Calendar No. 06-228:

4514 South Hills Drive

Ward 15

Brian Cummins

2 Notices

Paul Moreland, owner, appeals to erect a 20 foot by 20 foot one-story, metal carport in the rear yard of a dwelling house situated on a 40 foot by 136 foot parcel, located in a One-Family District on the west side of South Hills Drive at 4514 South Hills Drive; contrary to Section 337.23(7)A, an 800 square foot area is proposed where 703 square feet is the maximum allowable square foot area; and a 9.6 foot distance is proposed where a 10 foot distance is required from any main building on an adjoining lot, as stated in Section 337.23(7)A of the Codified Ordinances.

(Filed 10-26-06)

9:30

Calendar No. 06-229:

2165 West 6th Street

Ward 13

Joe Cimperman

8 Notices

Jeffrey Kennedy, owner, appeals to erect a 19 foot by 42 foot three-story, two family residence, situated on a 25 foot by 100 foot parcel in a Multi-Family District on the east side of West 6th Street at 2165 West 6th Street; contrary to Section 355.04, there is a lot width of 25 feet instead of 50 feet; with the minimum floor area provided for the lower unit being 814 square feet and 950 square feet is required; and the maximum gross floor area equals a total of 2,895 square feet and exceeds the allowable 50 percent of the lot size; and contrary to Section 357.09(2)A, a distance of 5 feet and 6 feet are provided where 10 feet is required from a main building on an adjoining lot; and contrary to Section 357.09(2)C the minimum requirement for interior side yards equals 5.66 feet; with a front porch proposed at 8.36 feet from the street line contrary to Section 357.13(b)(1) that requires 10 feet; and enforcement of a 5 foot setback from the alley is required for the proposed garage by the Division of Engineering and Construction, according to Section 327.02(e) of the Codified Ordinances. (Filed 10-30-06)

POSTPONED FROM OCTOBER 23, 2006

10:30

Calendar No. 06-159:

485 East 140th Street

Ward 10

Roosevelt Coats

7 Notices

John Masseria and Wade Park Properties, Ltd., owner, and Michael Steele, prospective purchaser, appeal to change to a used car sales lot the use of an existing masonry building, situated on a 160' x 170' irregular shaped parcel located in split zoning between a General Retail Business District and a Multi-Family District at 485 East 140th Street; the proposed use being contrary to Section 337.08 and not permitted in a Multi-Family District but first permitted in a General Retail Business District as stated in Section 343.11 of the Codified Ordinances. (Filed 8-1-06; testimony taken.)

Second postponement requested by the Councilman for additional review of the proposal.

**BOARD OF ZONING APPEALS
NOVEMBER 27, 2006**

POSTPONED FROM OCTOBER 30, 2006

10:30

Calendar No. 06-204:

944 East 152nd Street

Ward 10

Roosevelt Coats

10 Notices

Rajamikant Patel, owner, appeals to construct three one-story retail buildings, proposed to be situated on a through parcel between East 150th Street and East 152nd Street in split zoning between a Local Retail Business District and a Two-Family District on the west side of East 152nd Street at 944 East 152nd Street; subject to the limitations of Section 337.03, the retail stores and accessory uses are not permitted in a Two-Family District; and an eight foot wide, landscape transition strip is required to separate the local retail and accessory uses from the abutting residential lots, and no dumpster enclosure is permitted within the required eight foot wide landscaped transition strip, under the provisions of Sections 352.09 through 352.11 of the Codified Ordinances. (Filed 9-29-06; partial testimony taken.)

First postponement granted for additional review of the plan and to consult with the Councilman, the Euclid St. Clair Development Corporation and City Planning about a possible zoning change. _____

