

**BOARD OF ZONING APPEALS
OCTOBER 10, 2005**

9:30

Calendar No. 05-275: 14211-35 Kinsman Road

**Ward 4
Ken Johnson
13 Notices**

Great Lakes Resources, owner, and Jay Romer, appeal erect a 60' x 153' one-story retail store and parking lot, proposed to be constructed on consolidated parcels, equaling to approximately a 116' x 207' corner lot, in split zoning for Local Retail Business and Two-Family Districts on the northwest corner of Kinsman Road and East 143rd Street at 14211-35 Kinsman Road; subject to the limitations of Sections 349.13(c), the parking lot area in a Two-Family District, if deemed to be in the best interests of the community by the Board of Zoning Appeals, may be a temporary or permanently permitted use of the land in a residential district, where the land abuts or is across the street from a district other than a Residence District, provided that (1) the lot is used only for parking passenger automobiles of employees, customers or guests of the person or firm responsible for operating and maintaining the lot; (2) no charge is to be made for parking on the lot; (3) the lot is not to be used for sales, repair work or servicing of any kind; (4) entrance to and exit from the lot are to be located so as to do the least harm to the Residence District; (5) no advertising sign or material is to be located on the lot; (6) all parking is to be kept back of the setback building line by barrier unless specifically authorized otherwise by the Board; (7) the parking lot and portion of the driveway back of the building line are to be adequately screened from the street and adjoining residential district property by a hedge, sightly fence or wall, not less than 4' but not more than 5' high, and located back of the setback building line; with all lighting arranged so that no glare annoys occupants of adjoining property in a Residence District; and the parking lot surface must be smoothly graded, hard surfaced and adequately drained; and a 4.5' landscaping strip is proposed along East 143rd Street instead of the required 6' width, as stated in Section 352.11 of the Codified Ordinances. (Filed 8-30-05)

9:30

**Calendar No. 05-276: Appeal of Deborah Ranallo
Violation Notice
3703 East 61st Street**

**Ward 12
Anthony Brancatelli**

Deborah Ranallo, appeals under Chapter 76 of the Charter of the City of Cleveland and Section 329.02(d) of the Codified Ordinances from a Violation Notice issued by the Building and Housing Department on August 18, 2004 for failure to hard surface a driveway located at 3703 East 61st Street, as required in Section 337.18(a) of the Codified Ordinances. (Filed 9-2-05)

9:30

Calendar No. 05-277: 1227 West 69th Street

**Ward 17
Matthew Zone
4 Notices**

John Mulgrew, owner, appeals to install a 24' x 4'-5" high above ground swimming pool on a 65' x 93' parcel in a Two-Family District on the east side of West 69th Street at 1227 West 69th Street; and contrary to the Fence Regulations, a proposed fence, when installed on the deck for the pool, will be a total height of 7' contrary to the 6' height limit for rear and interior side yards, and fencing in a front yard area shall not exceed 4' as stated in Section 358.04 of the Codified Ordinances. (Filed 9-6-05)

**BOARD OF ZONING APPEALS
OCTOBER 10, 2005**

9:30

Calendar No. 05-281

6501 Clark Avenue

Ward 18

**Jay Westbrook
6 Notices**

Map Partnership, owner, and Alex Berkov, tenant, appeal to erect a 32 s/f non-illuminated, free-standing advertising sign on a 152' x 99' portion of a 365' x 324' irregular shaped corner parcel located in Semi-Industry and General Industry Districts on the southwest corner of Clark Avenue and West 65th Street at 6501-13 Clark Avenue; contrary to Sections 343.11(b)(2)(l)(4)(a), a 3' setback is proposed where advertising matter on an auto sales lot must be behind the required 10' setback line on Clark Avenue; and signs must be located and designed to allow visibility between 2.5' and 8' above grade level in a triangle formed by intersecting street right-of-way lines and a line 30' from the point where the street lines intersect, as stated in Section 350.08(b) of the Codified Ordinances. (Filed 9-9-05)

9:30

Calendar No. 05-282:

2194 West 95th Street

Ward 18

**Jay Westbrook
6 Notices**

Lewis Charitable Trust, owner, and Chad Cape, agent, appeal to change an existing two family dwelling to a two family dwelling and a 14' x 52' professional office space, situated on a 51' x 112' parcel located in a Two-Family District on the west side of West 95th Street at 2194 West 95th Street; the professional office use being contrary to Section 337.03 and not permitted in a Two-Family District; and the office space addition requires two additional off-street parking spaces, or one space per 500 s/f, as stated in Section 349.04 of the Codified Ordinances. (Filed 9-12-05)

POSTPONED FROM SEPTEMBER 12, 2005

10:30

Calendar No. 05-250:

3664 West 46th Street

Ward 15

**Emily Lipovan Holan
2 Notices**

Patricia Jordan, owner, appeals to install approximately 203 linear feet of 6' high chain link fence in the side street yard of an irregular shaped corner lot, located in a Two-Family District on the northwest corner of West 46th Street and Hannon Drive; contrary to Section 358.04(c)(1), in a residential district, only ornamental fence shall be installed and within 4' of the property line in an actual side street yard; and it may not exceed a 4' height, as stated in Section 358.04(a) of the Codified Ordinances. (Filed 7-27-05; testimony taken.)

First postponement requested by the Councilwoman for additional time to meet with the appellant and neighboring property owners about issues relating to plans and permits for fences and the Fence Regulations.

**BOARD OF ZONING APPEALS
OCTOBER 10, 2005**

POSTPONED FROM SEPTEMBER 12, 2005

10:30

Calendar No. 05-255:

2780 East 116th Street

Ward 6

Patricia Britt

12 Notices

Hanini Properties, owner, and Carleton Moore, agent, appeal to expand a gas station by constructing a 40' x 60' one-story retail sales building in a Local Retail Business District, proposed to be situated on the southwest corner of East 116th Street and Shaker Boulevard at 2780 East 116th Street; contrary to Section 343.01, a gas station is first permitted in a General Retail business District and a 6' wide landscape transition strip is proposed where 8' is required between the proposed gas station and the abutting Multi-Family District and a 4' wide landscaping frontage strip is required along Shaker Boulevard and East 116th Street as stated in Sections 352.11 and 351.10; and Section 357.14(a)(1) prohibits parking of motor vehicles along Shaker Boulevard in the established 21' building line setback; and enlargement or expansion of the existing nonconforming gas station requires the Board of Zoning Appeals approval as stated in Section 359.01 of the Codified Ordinances. (Filed 8-2-05; no testimony taken.)

First postponement requested by the Buckeye Area Development Corporation for time to meet with the appellants about the proposed plan.
