

**BOARD OF ZONING APPEALS
DECEMBER 12, 2005**

9:30

Calendar No. 05-348: 3479 West 122nd Street

**Ward 19
Dona Brady
3 Notices**

Edith Berki, owner, appeals to enclose an existing 7' x 13' open front porch of a two-story single family dwelling, situated on a 35' x 105' parcel in an A1 One-Family District on the east side of West 122nd Street at 3479 West 122nd Street; contrary to Section 357.13(b)(4), the enclosed front porch projects 7' and may not exceed 4' and the Board of Zoning Appeals shall have no power to authorize as a variance the location of any structure nearer the street line than a required setback building line, unless the depth or width of the lot is sufficiently less than the width or depth of other lots in the same block or unless there exists a building extending beyond such required setback on the same side of the same block within 150' from either side lot line of the lot in question, as stated in Section 329.04(c)(1) of the Codified Ordinances. (Filed 11-11-05)

9:30

Calendar No. 05-350: 1374 East 51st Street

**Ward 13
Joe Cimperman
9 Notices**

Ohio Technical College, owner, and Mark Brenner, appeal to install two 98 square foot free-standing identification signs, proposed to be placed on property facing the corners of East 49th Street and St. Clair Avenue and East 51st Street and St. Clair Avenue in a Semi-Industry District at 1374 East 51st Street; subject to the limitations of the Supplemental Sign Regulations for Secondary Entrances, where there are lots served by more than one vehicular entrance, one additional free-standing identification sign shall be permitted at each entrance, if there is a minimum distance of 500' as measured along street lines; and where such distance is less than 500' but more than 300' a second free-standing identification sign is permitted, if each sign is no more than a 12' height and the combined area of the two signs is no greater than 150% of the maximum sign area permitted for a single free-standing identification sign on the subject lot, as stated in Section 350.20(b)(2) of the of the Codified Ordinances. (Filed 11-15-05)

9:30

Calendar No. 05-351: 1876-84 West 54th Street- Unit A

**Ward 17
Matthew Zone
22 Notices**

Denison Homes and Michael DeCesare, owner, appeal to erect a single family dwelling unit and garage in a six unit, three-story townhouse building, proposed to be situated on a 120' x 235' parcel in a Two-Family District on the west side of West 54th Street, where the proposed townhouse building is subject to the limitations of Section 337.03 and not permitted in a Two-Family District and contrary to Sections 355.04(a) and (b), the maximum gross floor area proposed is 1,300 s/f where 1,019 is allowed and a minimum lot area of 2,038 s/f is proposed instead of 2,400 s/f; with a 5' rear yard depth where Section 357.08(b)(1) requires a 20' rear yard; and in a Two-Family District no interior side yard shall be less than 5' in width for a corner lot, nor less than a 3' width for an interior lot, and the aggregate width of side yards on the same premises shall not be less than 10' as stated in Sections 357.09(b)(2)B of the Codified Ordinances. (Filed 11-16-05)

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9:30

**Calendar No. 05-352: 1876-84 West 54th Street
Units B through E**

**Ward 17
Matthew Zone
22 Notices**

Denison Homes and Michael DeCesare, owner, appeal to erect a single family dwelling unit and garage in a six unit, three-story townhouse building, proposed to be situated on a 120' x 235' parcel in a Two-Family District on the west side of West 54th Street, where the proposed townhouse building is subject to the limitations of Section 337.03 and not permitted in a Two-Family District and contrary to Sections 355.04(a) and (b), the maximum gross floor area proposed is 1,300 s/f where 648 s/f is allowed and a minimum lot area of 1,296 s/f is proposed instead of 2,400 s/f; with a 5' rear yard depth where Section 357.08(b)(1) requires a 20' rear yard; and in a Two-Family District no interior side yard shall be less than 5' in width for a corner lot, nor less than a 3' width for an interior lot, and the aggregate width of side yards on the same premises shall not be less than 10' as stated in Sections 357.09(b)(2)B of the Codified Ordinances.

(Filed 11-16-05)

9:30

Calendar No. 05-356: 1876-84 West 54th Street- Unit F

Denison Homes and Michael DeCesare, owner, appeal to erect a single family dwelling unit and garage in a six unit, three-story townhouse building, proposed to be situated on a 120' x 235' parcel in a Two-Family District on the west side of West 54th Street, where the proposed townhouse building is subject to the limitations of Section 337.03 and not permitted in a Two-Family District and contrary to Sections 355.04(a) and (b), the maximum gross floor area proposed is 1,300 s/f where 646.8 s/f is allowed and a minimum lot area of 1,293.7 s/f is proposed instead of 2,400 s/f; with a 5' rear yard depth where Section 357.08(b)(1) requires a 20' rear yard; and in a Two-Family District no interior side yard shall be less than 5' in width for a corner lot, nor less than a 3' width for an interior lot, and the aggregate width of side yards on the same premises shall not be less than 10' as stated in Sections 357.09(b)(2)B of the Codified Ordinances.

9:30

Calendar No. 05-357: 1876-84 West 54th Street- Unit G

Denison Homes and Michael DeCesare, owner, appeal to erect a single family dwelling unit and garage in a six unit, three-story townhouse building, proposed to be situated on a 120' x 235' parcel in a Two-Family District on the west side of West 54th Street, where the proposed townhouse building is subject to the limitations of Section 337.03 and not permitted in a Two-Family District and contrary to Sections 355.04(a) and (b), the maximum gross floor area proposed is 1,300 s/f where 1,017.2 s/f is allowed and a minimum lot area of 2,034.3 s/f is proposed instead of 2,400 s/f; with a 5' rear yard depth where Section 357.08(b)(1) requires a 20' rear yard; and in a Two-Family District no interior side yard shall be less than 5' in width for a corner lot, nor less than a 3' width for an interior lot, and the aggregate width of side yards on the same premises shall not be less than 10' as stated in Sections 357.09(b)(2)B of the Codified Ordinances.

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9:30

**Calendar No. 05-359: 1876-84 West 54th Street- Unit I
Units H through K**

Ward 17

**Matthew Zone
22 Notices**

Denison Homes and Michael DeCesare, owner, appeal to erect a single family dwelling unit and garage in a six unit, three-story townhouse building, proposed to be situated on a 120' x 235' parcel in a Two-Family District on the west side of West 54th Street, where the proposed townhouse building is subject to the limitations of Section 337.03 and not permitted in a Two-Family District and contrary to Sections 355.04(a) and (b), the maximum gross floor area proposed is 1,300 s/f where 649 s/f is allowed and a minimum lot area of 1,298.1 s/f is proposed instead of 2,400 s/f; with a 5' rear yard depth where Section 357.08(b)(1) requires a 20' rear yard; and in a Two-Family District no interior side yard shall be less than 5' in width for a corner lot, nor less than a 3' width for an interior lot, and the aggregate width of side yards on the same premises shall not be less than 10' as stated in Sections 357.09(b)(2)B of the Codified Ordinances.

9:30

Calendar No. 05-362: 1876-84 West 54th Street- Unit L

Denison Homes and Michael DeCesare, owner, appeal to erect a single family dwelling unit and garage in a six unit, three-story townhouse building, proposed to be situated on a 120' x 235' parcel in a Two-Family District on the west side of West 54th Street, where the proposed townhouse building is subject to the limitations of Section 337.03 and not permitted in a Two-Family District and contrary to Sections 355.04(a) and (b), the maximum gross floor area proposed is 1,300 s/f where 646.9 s/f is allowed and a minimum lot area of 1,293.7 s/f is proposed instead of 2,400 s/f; with a 5' rear yard depth where Section 357.08(b)(1) requires a 20' rear yard; and in a Two-Family District no interior side yard shall be less than 5' in width for a corner lot, nor less than a 3' width for an interior lot, and the aggregate width of side yards on the same premises shall not be less than 10' as stated in Sections 357.09(b)(2)B of the Codified Ordinances.

9:30

Calendar No. 05-363: 1876-84 West 54th Street- Unit M Ward 17

Denison Homes and Michael DeCesare, owner, appeal to erect a single family dwelling unit and garage in a four unit, three-story townhouse building, proposed to be situated on a 120' x 235' parcel in a Two-Family District on the west side of West 54th Street, where the proposed townhouse building is subject to the limitations of Section 337.03 and not permitted in a Two-Family District and contrary to Sections 355.04(a) and (b), the maximum gross floor area proposed is 1,300 s/f where 620.8 s/f is allowed and a minimum lot area of 1,241.5 s/f is proposed instead of 2,400 s/f; with a 8' rear yard depth where Section 357.08(b)(1) requires a 20' rear yard; and in a Two-Family District no interior side yard shall be less than 5' in width for a corner lot, nor less than a 3' width for an interior lot, and the aggregate width of side yards on the same premises shall not be less than 10' as stated in Sections 357.09(b)(2)B of the Codified Ordinances.

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Calendar No. 05-364: 1876-84 West 54th Street- Unit N

Ward 17

**Matthew Zone
22 Notices**

Denison Homes and Michael DeCesare, owner, appeal to erect a single family dwelling unit and garage in a four unit, three-story townhouse building, proposed to be situated on a 120' x 235' parcel in a Two-Family District on the west side of West 54th Street, where the proposed townhouse building is subject to the limitations of Section 337.03 and not permitted in a Two-Family District and contrary to Sections 355.04(a) and (b), the maximum gross floor area proposed is 1,300 s/f where 495.9 s/f is allowed and a minimum lot area of 991.7 s/f is proposed instead of 2,400 s/f; with an 8'-4" rear yard depth where Section 357.08(b)(1) requires a 20' rear yard; and in a Two-Family District no interior side yard shall be less than 5' in width for a corner lot, nor less than a 3' width for an interior lot, and the aggregate width of side yards on the same premises shall not be less than 10' as stated in Sections 357.09(b)(2)B of the Codified Ordinances.

9:30

Calendar No. 05-365: 1876-84 West 54th Street- Unit O

Denison Homes and Michael DeCesare, owner, appeal to erect a single family dwelling unit and garage in a four unit, three-story townhouse building, proposed to be situated on a 120' x 235' parcel in a Two-Family District on the west side of West 54th Street, where the proposed townhouse building is subject to the limitations of Section 337.03 and not permitted in a Two-Family District and contrary to Sections 355.04(a) and (b), the maximum gross floor area proposed is 1,300 s/f where 501 s/f is allowed and a minimum lot area of 1,001.9 s/f is proposed instead of 2,400 s/f; with an 8'-9" rear yard depth where Section 357.08(b)(1) requires a 20' rear yard; and in a Two-Family District no interior side yard shall be less than 5' in width for a corner lot, nor less than a 3' width for an interior lot, and the aggregate width of side yards on the same premises shall not be less than 10' as stated in Sections 357.09(b)(2)B of the Codified Ordinances.

9:30

Calendar No. 05-366: 1876-84 West 54th Street- Unit P

Denison Homes and Michael DeCesare, owner, appeal to erect a single family dwelling unit and garage in a four unit, three-story townhouse building, proposed to be situated on a 120' x 235' parcel in a Two-Family District on the west side of West 54th Street, where the proposed townhouse building is subject to the limitations of Section 337.03 and not permitted in a Two-Family District and contrary to Sections 355.04(a) and (b), the maximum gross floor area proposed is 1,300 s/f where 633.8 s/f is allowed and a minimum lot area of 1,267.6 s/f is proposed instead of 2,400 s/f; with an 8'-10" rear yard depth where Section 357.08(b)(1) requires a 20' rear yard; and in a Two-Family District no interior side yard shall be less than 5' in width for a corner lot, nor less than a 3' width for an interior lot, and the aggregate width of side yards on the same premises shall not be less than 10' as stated in Sections 357.09(b)(2)B of the Codified Ordinances.

**BOARD OF ZONING APPEALS
DECEMBER 12, 2005**

POSTPONED FROM NOVEMBER 7, 2005

10:30

Calendar No. 05-317:

1802 Crawford Road

Ward 7

Fannie Lewis

9 Notices

Hermenia, Inc., owner, and Nate Taylor appeal to construct an accessory parking lot to provide additional spaces for an existing three-story nursing home building, situated on a 113' x 206' irregular shaped parcel in a Multi-Family District on the west side of Crawford Road at 1802 Crawford Road; subject to the provisions of Section 337.08(e) the Board of Zoning Appeals approval is required where a nursing home and its uses are located less than 15' from a residential district and Section 337.14 requires that the parking spaces be located behind the setback building line with the accessory off-street parking spaces, driveways and maneuvering areas properly graded for drainage so that all water is drained within the parking lot; and a 6' wide frontage landscape strip is required along Crawford Avenue, according to Section 352.11 of the Codified Ordinances. (Filed 10-7-05; no testimony taken.)

First postponement requested by the appellant's architect for additional review of the proposed plan with the Councilwoman.
