

**BOARD OF ZONING APPEALS  
MARCH 6, 2006**

**9:30**

**Calendar No. 06-19:                   403-405 East 152<sup>nd</sup> Street**

**Ward 11**

**Michael Polensek  
8 Notices**

Eastern Monica LLC, owner, and Charles Brown, agent, appeal to erect a 5' x 38'-6" wooden wheelchair ramp at the front of an existing two-story, four dwelling units residence, situated on a 45' x 150' parcel located in a Two-Family District on the east side of East 152nd Street at 403-405 East 152nd Street; as proposed, the ramp is within 2' of the street line and open porches may not extend within 10' of the street line as stated in Section 357.13(b)(4) of the Codified Ordinances. (Filed 2-1-06)

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**9:30**

**Calendar No. 06-21:                   12001 Shaker Boulevard**

**Ward 6**

**Patricia Britt  
10 Notices**

Pastor Derrick Noel, owner, appeals to establish use as a church and school in an existing two-story, brick office building, situated on a 90' x 160' parcel located in a Residence Office District on the north side of Shaker Boulevard at 12001 Shaker Boulevard; contrary to Sections 349.04(c) and (e), there are 33 parking spaces provided and a total of 50 spaces are required; and by reference, as regulated in a One-Family District, (337.02(e)(1)), the proposed church and uses if located less than 15' from a residential district not used for a similar purpose, require the Board of Zoning Appeals approval and the lot abuts a Two-Family District at the rear property line. (Filed 2-3-06)

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**9:30**

**Calendar No. 06-22:                   1082-98 East 105<sup>th</sup> Street**

**Ward 8**

**Sabra Pierce Scott  
13 Notices**

City of Cleveland Landbank, owner, and Maher Ali, prospective purchaser, appeal to add a gas station to an existing retail center, proposed to be situated on a 155' x 117' corner parcel located in a Local Retail Business District on the northwest corner of East 105<sup>th</sup> Street and Ostend Avenue at 1082-1098 East 105<sup>th</sup> Street; subject to the limitations of Section 343.01, a gas station is not permitted in a Local Retail Business District and is first permitted in a General Retail Business District as stated in Section 343.11 of the Codified Ordinances. (Filed 2-7-06)

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**BOARD OF ZONING APPEALS  
MARCH 6, 2006**

**9:30**

**Calendar No. 06-23:**

**3100 West 117<sup>th</sup> Street**

**Ward 19**

**Dona Brady**

**11 Notices**

Target Corporation, owner, and John Lateulere, agent, appeal to erect an 87,325 square foot grocery store and a 126,842 square foot retail department store with an accessory parking lot for 1,047 spaces on acreage located in a General Retail Business District on the west side of West 117<sup>th</sup> Street between Interstate 90 and Sector Avenue at 3100 West 117<sup>th</sup> Street; contrary to Section 349.04(f) there are 1,047 spaces are proposed and, calculated at the rate of one space per 150 square feet, 1,429 spaces are required for the grocery and retail department stores; and a 95' driveway width is proposed, where a maximum width of 30' is allowed according to Section 349.07(c)(3); and no landscaping plan is provided, contrary to Sections 352.08 through 352.11 of the Codified Ordinances. Filed 2-8-06)

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**9:30**

**Calendar No. 06-24:**

**4961 Old Grayton Road**

**Ward 20**

**Martin Sweeney**

**2 Notices**

Jonathan Ullrich appeals to install approximately 307 linear feet of 6' tall fence at the front of a flag shaped acreage parcel, located in an A1 Semi-Industrial District on the east side of Old Grayton Road at 4961 Old Grayton Road; contrary to the Fence Regulations, a 6' fence height is proposed and fences in actual front and side street yards shall not exceed a 4' height and shall be at least 50% open, as stated in Section 358.05(a)(2) of the Codified Ordinances. (Filed 2-8-06)

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**POSTPONED FROM FEBRUARY 13, 2006**

**10:30**

**Calendar No. 05-384**

**12115 Euclid Avenue**

**Ward 9**

**Kevin Conwell**

**3 Notices**

Rapid Stop Properties LLC, owner, and Ibrahim Najjar appeal to construct a 30' x 34' one-story retail store and two service station fuel pumps on an irregular shaped lot located in a Semi-Industry District on the north side of Euclid Avenue at 12115 Euclid Avenue; with the pump islands proposed at 13' from the property line and the canopy at a 2' distance, instead of the required 20' from the property line adjacent to the public right-of-way, as stated in Section 343.15(b)(2) of the Codified Ordinances. (Filed 12-15-05; testimony taken.)

**Second postponement granted to allow time for additional review of the proposed plan with the neighboring community and property owners.**

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