

**BOARD OF ZONING APPEALS**  
**MARCH 12, 2007**

**9:30**

**Calendar No. 07-14:**

**10702 Joan Avenue**

**Ward 19**

**Dona Brady**

**27 Notices**

Martin Lutz, owner, appeals to establish use for 90 day community re-entry housing for ex-offenders, (State of Ohio “Independent Housing Program”), in an existing two-story and basement, four dwelling unit building, situated on a 50’ x 85.06’ parcel located in a Two-Family District on the north side of Joan Avenue at 10702 Joan Avenue; the proposed use being neither a single nor a two family residence use and defined in Section 325.51 of the Zoning Code as a Class B multiple dwelling, that is first permitted in a Multi-Family Residential District and is contrary to Section 337.03, where use is limited to single and two family residences and all uses permitted in a single family residential district; and the substitution of a nonconforming use, change from Class A multiple dwelling to Class B multiple dwelling requires the Board of Zoning Appeals approval, as stated in Section 359.01 of the Codified Ordinances. (Filed 2-1-07)

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**9:30**

**Calendar No. 07-16:**

**2067 Random Road –Unit 1**

**Ward 6**

**Patricia Britt**

**8 Notices**

Turning Point Development Company, owner, and John Koncar appeal to erect a 21’ x 76’ three-story frame, single family residence, proposed to be situated on a 40’ x 167.64’ parcel located in a Multi-Family District on the east side of Random Road at 2067 Random Road; contrary to Section 355.05, the proposed maximum gross floor area of 3,848 square feet exceeds one-half of the lot size, or 3,217 square feet; and contrary to Section 357.08, a rear yard depth of 10’ is provided where not less than one-half the height of the main building, or a 17’ depth is required, and an interior side yard of 8’-7” is provided where not less than 10’ is required in Section 357.09(2)A of the Codified Ordinances. (Filed 2-5-07)

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**9:30**

**Calendar No. 07-17:**

**2067 Random Road –Unit 2**

**Ward 6**

**Patricia Britt**

**8 Notices**

Turning Point Development Company, owner, and John Koncar appeal to erect a 35’ x 31’ three-story frame, single family residence, proposed to be situated on a 40’ x 167.64’ parcel located in a Multi-Family District on the east side of Random Road at 2067 Random Road; contrary to Section 355.05, the proposed maximum gross floor area of 1,958 square feet exceeds one-half of the lot size, or 1,838 square feet; and contrary to Section 357.15, a distance of 34’-10” is provided where there is a 40’ distance required in any use district between a building erected in the rear of a main building; and an interior side yard of 8’-8” is provided where not less than 10’ is required in Section 357.09(2)A of the Codified Ordinances. (Filed 2-5-07)

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**BOARD OF ZONING APPEALS  
MARCH 12, 2007**

**9:30**

**Calendar No. 07-24:**

**2709 Clark Avenue**

**Ward 14**

**Joseph Santiago**

**7 Notices**

JAMR II Properties LLC and George Hohlakis, owner, and Tina Bryant, prospective tenant, appeal to change use from one dwelling unit to a retail store in an existing two-story building, situated on a 35' x 105' parcel located in a General Retail Business District on the south side of Clark Avenue at 2709 Clark Avenue; contrary to Section 349.04, two off-street parking spaces are proposed and three are required; and contrary to Sections 349.07(a) and (b), no bumper guards are proposed for the parking spaces that have inadequate maneuvering space with off-street parking that is designed for vehicles to back into the street; and a driveway width that exceeds the maximum of a 30' width is proposed, contrary to Section 349.07(c)(3) of the Codified Ordinances. (Filed 2-21-07)

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**POSTPONED FROM JANUARY 22, 2007**

**10:30**

**Calendar No. 06-241:**

**3018 East 55<sup>th</sup> Street**

**License Application**

**Ward 5**

**Phyllis Cleveland**

Ian Abrams d.b.a. The Scrap Yard, LLC appeals under the authority of Section 76-6 of the Charter of the City of Cleveland and Section 329.02(d) of the Codified Ordinances from being denied a Junk Dealer or Scrap Metal Processor license on November 17, 2006 by the Commissioner of Assessments and Licenses, upon the disapproval of his license application by the Building and Housing Department for the property at 3018 East 55<sup>th</sup> Street. (Filed 11-21-06; no testimony taken.)

**Second postponement granted by the Board for appellants' counsel to have additional time to review documents.**