

**BOARD OF ZONING APPEALS  
SEPTEMBER 5, 2006**

**9:30**

**Calendar No. 06-150:**

**4505 West 130<sup>th</sup> Street**

**Ward 20**

**Martin Sweeney**

**11 Notices**

John Tillett, owner, appeals to change the use from three dwelling units to a store, restaurant and two dwelling units in an existing 2 ½-story frame building, situated on a 60' x 159.33' corner parcel, located in a General Retail business District on the southeast corner of West 130<sup>th</sup> Street and Longmead Avenue at 4505 West 130<sup>th</sup> Street; contrary to Section 349.04(f) there are four parking spaces provided for the proposed change of use and eight parking spaces are required; and no landscaping is provided at the rear of the property where the lot abuts a Single Family District and a 10' wide landscape transition strip with at least 75% year round opacity is required, according to the provisions in Sections 352.08 through 352.11 of the Codified Ordinances. (Filed 7-18-06)

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**POSTPONED TO SEPTEMBER 18, 2006**

**9:30**

**Calendar No. 06-152:**

**12820 Brookpark Road**

**Ward 20**

**Martin Sweeney**

**14 Notices**

DTRG, Inc., owner and their attorney, Kenneth Seminatore, appeal to change to an adult cabaret the use of an existing two-story brick building situated on an acreage parcel located in a General Industry District on the north side of Brookpark Road at 12820 Brookpark Road; subject to the limitations of Section 347.07(c)(4) the use as proposed is on a lot within the restriction of 1,000 feet from a tattooing/body piercing establishment at 12800 Brookpark Road and within 1,000 feet of a pool/billiard hall at 12859 Brookpark Road; and the proposed use is subject to a specified distance and the provisions for Measurement under Section 331.04, where the calculation and application of distance requirements for separation of uses shall consider uses across the City's boundary in the application of divisions (c)(3) and (c)(4) of Section 347.07 of the Codified Ordinances.(Filed 7-21-06)

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**9:30**

**Calendar No. 06-153:**

**2317 West 6<sup>th</sup> Street**

**Ward 13**

**Joe Cimperman**

**8 Notices**

Lori Properties and Sammy Catania, owner, appeal to erect a 20' x 51' three-story frame, single family dwelling proposed to be situated on a 59.92' x 94.89' parcel located in a B1 Two-Family District on the east side of West 6<sup>th</sup> Street at 2317 West 6<sup>th</sup> Street; contrary to Section 353.01, the proposed building height exceeds the maximum of 35' that is allowed; and 19' is provided from the rear deck where 20' is required; and a Lot Consolidation and Easement in the plan for the project require the approval of the Division of Engineering and Construction, under the provisions of Section 327.02(e) of the Codified Ordinances. (Filed 7-24-06)

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**BOARD OF ZONING APPEALS**  
**SEPTEMBER 5, 2006**

**9:30**

**Calendar No. 06-156:**

**2202 East 70<sup>th</sup> Street**

**Ward 5**

**Phyllis Cleveland**

**7 Notices**

Carmen Shorter Chung, owner, appeals to construct an, accessory parking lot using compacted gravel to provide tenant parking spaces on a 75' x 138.36' parcel located in a Multi-Family District on the west side of East 70<sup>th</sup> Street at 2202 East 70<sup>th</sup> Street; as proposed, the parking lot will be compacted gravel and under the Requirements for Off-Street Parking and Loading, accessory off-street parking spaces, driveways and maneuvering areas shall be properly graded for drainage so that all water is drained within the lot providing such parking spaces, surfaced with concrete, asphaltic concrete, asphalt or similar surfacing material, maintained in good condition and free of debris and trash, as stated in Section 349.07(a) of the Codified Ordinances. (Filed 7-26-06)

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**9:30**

**Calendar No. 06-157:**

**10406 Baltic Road**

**Ward 18**

**Jay Westbrook**

**13 Notices**

Margaret F. Bastawros, owner, 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 a Notice of Violation issued by the Building and Housing Department on July 24, 2006 regarding a discontinued non-conforming use of the property at 10406 Baltic Road according to the provisions of Section 359.02(a) of the Codified Ordinances. (Filed 7-27-06)

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