

BOARD OF ZONING APPEALS

JANUARY 26, 2009

9:30

Calendar No. 08-238:

4431 West 130th Street

Ward 20

Martin Sweeney

21 Notices

Abrams Family Properties LLC, owner appeal to operate a scrap metal processing facility on acreage located in a General Industry District on the east side of West 130th Street without full compliance to fencing and scrap pile height; contrary to Section 345.04(a)(3) that open yard storage of used materials must be enclosed within a minimum 7 foot high, solid masonry wall or non-transparent, well maintained fence; and in any use district allowing junk or wrecking yards, the storage of junk or used material shall not be piled higher than 3 feet above the height of the wall or fence enclosing the yard, provided that at any point closer than 5 feet, the junk or used material shall not be piled above the heights of the wall or fence, according to Section 347.06(d) of the Cleveland Codified Ordinances.

9:30

Calendar No. 08-239:

14105-7 Glenside Avenue

Ward 10

Roosevelt Coats

8 Notices

Valencia Carter Wright, owner, appeals for an expansion of use from one dwelling unit to one dwelling unit and a day care in an existing two family dwelling, located on a 40' x 114.04' parcel in a Two-Family District on the north side of Glenside Avenue; the proposed day care use being surrounded by a Two-Family District and by reference from a One Family District under Section 337.02(3), the day care use is required to be 30 feet from any adjoining premises in a residence district not used for a similar purpose; and the provisions of Section 349.04(c) of the Cleveland Codified Ordinances requires that there are two parking spaces, one for each two staff members and other employees. (Filed 12-23-08)

9:30

Calendar No. 08-243:

1115 Rowley Avenue

Ward 13

Joe Cimperman

6 Notices

Jamie Ritch, owner, appeals to erect a 20' x 30' one-story, frame gable garage on a 50' x 133' parcel in a Two-Family District; subject to the limitations of Section 337.14, no such parking space or building shall be located within 10 feet of a building with windows on the ground floor designed to provide light and ventilation; and in a residence district, accessory buildings and off-street parking shall be located on the rear half of the lot and not less than 18 inches from the property line, as stated in Section 337.23(a) of the Cleveland Codified Ordinances.

POSTPONED FROM NOVEMBER 24, 2008

10:30

Calendar No. 08-195:

14312 Miles Avenue

Ward 1

Terrell Pruitt

13 Notices

Michael Sudman, owner, and Joe Rocco, prospective tenant, appeal to establish use of an entire parcel, including newly consolidated lots, as auto wrecking and dismantling, located in a Semi-Industry District on the south side of Miles Avenue; subject to the limitations of Section 345.03, the proposed use is first permitted in a General Industry District and must be surrounded by a minimum 7 foot high, non-transparent, well maintained wall or fence, and the provided site plan shows unspecified chain link fence and block wall with no height nor method of opacity given, contrary to Section 345.04(a)(4); and an asphalt parking lot of less than 5 percent of the lot is provided, contrary to 15 percent of the lot as required under Section 349.04(j); and all vehicle maneuvering areas and parking spaces must be hard surfaced with asphalt or concrete, or a system approved by the Chief Building Official, and graded and drained within the lot; no paving is shown in maneuvering areas within more than 95 percent of the lot and no striping is shown on the small asphalt lot, contrary to Section 349.07(a); no landscaping is provided to separate the existing parking lot from Miles Avenue and a 6 foot wide frontage landscape strip is required, according to the provisions of Sections 352.08 through 12 of the Codified Ordinances. (Filed 10-24-08; testimony taken.)

First postponement granted to applicant for time to consult with Building and Housing and the Local Design Review Committee to provide a detail specific plan for the project.

POSTPONED FROM DECEMBER 1, 2008

10:30

Calendar No. 08-201:

3426 East 140th Street

Ward 3

Zachary Reed

20 Notices

Clarence Miller, owner, and Rona Huckabee, prospective tenant, appeal to change use from a four dwelling unit to a charitable institution providing residence and education counseling, recovery support services, physical and mental therapy, life skills and financial counseling, among other services for 8 women with 2 to 5 employees, located in a Multi-Family District on a 42' x 145.31' parcel; contrary to Section 337.08(e)(8) the proposed use is a distance of approximately 3 feet and it may not be located less than 15 feet from an adjoining premises not used for a similar purpose; and 4 accessory off-street parking spaces are provided, contrary to 5 spaces, or one space per staff member, plus one for each 6 beds, according to the provisions of Section 349.04(d) of the Codified Ordinances. (Filed 11-3-08; testimony taken)

First postponement granted at request of Councilman Reed to further review the plan with the neighboring community and Councilman Johnson.

POSTPONED FROM DECEMBER 22, 2008

10:30

Calendar No. 08-211:

3929 Lorain Avenue

Ward 14

Joseph Santiago

21 Notices

Louis Bodnar Funeral Home, owner, appeals to construct an addition to an existing funeral home and expand the use to include cremation services, located on a 50' x 106.50' corner lot in a Local Retail Business District at 3929 Lorain Avenue; subject to the limitations of Section 343.01, the proposed expansion of use is first permitted in a General Industry District as an accessory use or incidental to a permitted use, and only on special permit from the Board of Zoning Appeals when such use is within 300 feet of a Residence District, according to Sections 345.04(b)(5) of the Codified Ordinances. (Filed 11-21-08; testimony taken.)

First postponement granted for time to have a community meeting about the proposed project that includes the Councilman, the collective block club organizations, the local development corporation, and the applicant.