

BOARD OF ZONING APPEALS
JULY 6, 2009

9:30

Calendar No. 09-100:

2330 Broadview Road

Ward 15

Brian Cummins

22 Notices

Fred Manson, owner, appeals to establish an outdoor sales/flea market in the parking lot of an existing retail and storage building on a 184.37' x 140' corner parcel in a Local Retail Business District; subject to the provisions in Section 349.02, in all use districts, existing off-street parking facilities shall not voluntarily be reduced below the required parking where the proposed use will eliminate parking for existing uses on the premises and initiates a new parking requirement for the lot used for outdoor sales; and outdoor retail sales requires a parking area equal to 25 percent of the total lot area, plus one space for each two employees (vendors) in accordance with Section 349.04(f) of the Cleveland Codified Ordinances. (Filed 5-20-09)

9:30

Calendar No. 09-109:

5110 Praha Avenue

Ward 5

Phyllis Cleveland

18 Notices

Quality Stamping Products Company, owner, appeals to establish use to stockpile (storage) clean fill dirt on a 189' x 350' irregular shaped corner parcel in a Residence Industry District; subject to the limitations of Section 345.02 storage of material must be stored inside of buildings; and the use is first permitted under Section 345.04 in a General Industry District, provided that the yard is enclosed within a minimum 7 foot tall solid wall or fence and the dirt or other material not piled higher than 3 feet above the height of the fence or wall; and accessory driveways and maneuvering areas leading to the shall be properly graded for drainage so that water is drained within the lot and surfaced with 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 Cleveland Codified Ordinances. (Filed 6-5-09)

9:30

Calendar No. 09-110:

11013 Nelson Avenue

Ward 2

Nathaniel Wilkes

5 Notices

Luvenia Miller, owner, appeals to erect a 4 foot by 32 foot, L-shaped, wolmanized wooden wheelchair ramp at the front of a single family dwelling on a 38' x 156.5' parcel in a Two-Family District; and ramps are not a permitted encroachment in the provisions of Section 357.13 of the Cleveland Codified Ordinances. (Filed 6-5-09)

9:30
Calendar No. 09-111:

10409 Meech Avenue
PPN 136 10 040

Ward 2
Nathaniel Wilkes
19 Notices

Number One Grace Properties LLC, owner, appeals to use a 140' x 249.59' parcel located in Semi-Industry and General Industry Districts for the storage of vehicles pending wrecking and dismantling; subject to the requirements in Sections 345.03 and 345.04, the use is first permitted in a General Industry District, provided that the premises are enclosed within a minimum seven foot tall, solid fence or wall and a fence on the premises does not meet the required opacity. The provisions in Section 349.07(a) require that driveways and maneuvering areas shall be properly graded, surfaced with concrete, asphalt or similar surfacing material, maintained in good condition, free of trash and debris; and a 10 foot wide, 75 percent opaque, landscaping transition strip is required at the rear of the lot where it abuts a Residence District and none is proposed, contrary to Sections 352.10 and 352.11 of the Cleveland Codified Ordinances. (Filed 6-5-09)

9:30
Calendar No. 09-112:

10409 Meech Avenue
PPN 136 10 041

Ward 2

Number One Grace Properties LLC, owner, appeals to use a 140' x 249.59' parcel located in Semi-Industry and General Industry Districts for the storage of vehicles pending wrecking and dismantling; subject to the requirements in Sections 345.03 and 345.04, the use is first permitted in a General Industry District, provided that the premises are enclosed within a minimum seven foot tall, solid fence or wall and a fence on the premises does not meet the required opacity. The provisions in Section 349.07(a) require that driveways and maneuvering areas shall be properly graded, surfaced with concrete, asphalt or similar surfacing material, maintained in good condition, free of trash and debris; and a 10 foot wide, 75 percent opaque, landscaping transition strip is required at the rear of the lot where it abuts a Residence District and none is proposed, contrary to Sections 352.10 and 352.11 of the Cleveland Codified Ordinances. (Filed 6-5-09)

9:30
Calendar No. 09-113:

10409 Meech Avenue
PPN 136 10 042

Ward 2

Number One Grace Properties LLC, owner, appeals to use a 294' x 248.64' parcel located in Semi-Industry and General Industry Districts for the storage of vehicles pending wrecking and dismantling; subject to the requirements in Sections 345.03 and 345.04, the use is first permitted in a General Industry District, provided that the premises are enclosed within a minimum seven foot tall, solid fence or wall and a fence on the premises does not meet the required opacity. The provisions in Section 349.07(a) require that driveways and maneuvering areas shall be properly graded, surfaced with concrete, asphalt or similar surfacing material, maintained in good condition, free of trash and debris; and a 10 foot wide, 75 percent opaque, landscaping transition strip is required at the rear of the lot where it abuts a Residence District and none is proposed, contrary to Sections 352.10 and 352.11 of the Cleveland Codified Ordinances. (Filed 6-5-09)

9:30

Calendar No. 09-114:

1426 East 175th Street

Ward 11

Michael Polensek

5 Notices

John Lewis, owner appeals to install a wheelchair lift with deck access that projects 16 feet into the front setback of a 40' x 115' parcel and a two family dwelling in a Two-Family District; contrary to the permitted encroachments in Section 357.13 of the Cleveland Codified Ordinances. (Filed 6-9-09)

POSTPONED FROM MAY 26, 2009

10:30

Calendar No. 09-29:

9525 Woodland Avenue

Ward 6

Mamie Mitchell

12 Notices

Eaton Park Leasing, Inc., owner, appeals to change from a scrap yard to a construction distribution facility the use of 2.23 lot acres in a General Industry District; nonconforming to Section 349.07 that 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; and in a General Industry District open yard storage of second-hand lumber or other used building material, junk, paper, rags, unrepaired or uncleaned containers or other such salvaged articles may be allowed, provided that such uses are enclosed within a minimum seven feet high solid masonry wall or slightly solid, nontransparent, well maintained substantial fence as stated in Sections 345.04(a)(10)(c)(3) of the Cleveland Codified Ordinances; and all dust, odor, noise and vibration must be confined to the premises and concrete crushing is not permitted on the premises. (Filed 2-26-09; testimony taken.)

First postponement taken for applicants to consult with Fairfax Renaissance Development Corporation and the Councilmember about the proposed change, the specific parcels, their use and its impact.

POSTPONED FROM MAY 18, 2009

10:30

Calendar No. 09-69:

9604 Kirkwood Avenue

Ward 18

Jay Westbrook

7 Notices

Tom Karnavas, owner, appeals to erect a 35 foot by 25 foot one-story wooden addition to an existing 38 foot by 25 foot masonry garage proposed to be on an 80' x 130' parcel in a B1 Two-Family District; contrary to the maximum square footage allowed for an accessory garage, 3,075 square feet is proposed and 1,116 square feet is allowed; and the nonconforming garage is less than 18 inches from the property line and requires the Board of Zoning Appeals approval according to Section 359.01(a) of the Cleveland Codified Ordinances. (Filed 4-8-09; testimony taken.)

First postponement by mutual agreement between the applicant and Councilmember for additional review of the project with the District City Planner.