

**BOARD OF ZONING APPEALS  
JUNE 13, 2005  
CITY RECORD**

**9:30**

**Calendar No. 03-103:           15409 St. Clair Avenue           Ward 10**

James Reid, owner, aka Next Step Development and dba JR Video Production, was granted a variance on May 19, 2003 in Calendar No. 03-103 to change the use of a one-story print shop building to a video productions studio with specific conditions, including a restriction that no more than 2-3 people at a time will be at the site. Appellant Reid now asks that the Board of Zoning Appeals modify the condition regarding the occupancy they deem appropriate to be on the premises at one time for the use granted by the variance.

**9:30**

**Calendar No. 05-121:           1729 Willey Avenue           Ward 14**

The Cleveland Animal Protective League, owner, and Steven Trueman, agent, appeal to install two freestanding, non-illuminated double face signs at the front entrance driveway and at the rear driveway of the existing animal care facility, situated on acreage located in split zoning between Semi-Industry and General Industry Districts on the south side of Willey Avenue at 1729 Willey Avenue; contrary to the Sign Regulations, a 300' distance is proposed between the two signs and a minimum distance of 500' is required according to Section 350.20(b)(2) of the Codified Ordinances.

**9:30**

**Calendar No. 05-122:           7000 Wakefield Avenue           Ward 17**

Bernard C. Lackey, owner, appeals to install 40 l/f of 4' high chain link fence and a 14' double drive gate at the front of a 40' x 132' lot, located in a B1 Two-Family District on the north side of Wakefield Avenue at 7000 Wakefield Avenue; contrary to Section 358.04(c)(1), a chain link fence is proposed in an actual front yard of a Residence District and only an ornamental fence is allowed.

**9:30**

**Calendar No. 05-123:           7006 Wakefield Avenue           Ward 17**

Bernard C. Lackey, owner, appeals to install 60 l/f of 4' high chain link fence at the front and along the western perimeter of a 40' x 80' corner lot, in a B1 Two-Family District on the northwest corner of Wakefield Avenue and West 71<sup>st</sup> Street at 7006 Wakefield Avenue; contrary to Section 358.04(c)(1), a chain link fence is proposed; and in an actual front and side yard of a Residence District only an ornamental fence is allowed.

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**Calendar No. 05-124:            17215 East Park Drive            Ward 11**

Laura Martin and Steve Misencik, owners, appeal to erect a 28' x 27' two-story room addition, proposed to be attached to an existing 20' x 20' existing nonconforming accessory garage, situated on a 50' x 117' lot in n A1 One-Family District on the north side of East Park Drive at 17215 East Park Drive; contrary to Section 357.09(2)B, there is no interior side yard where 3' is required; and Section 357.08(b)(1) requires a 20' rear yard where there is none; proposed as part of the new room addition, the existing nonconforming garage requires the Board of Zoning Appeals approval as stated in Section 359.01 of the Codified Ordinances.

**9:30**

**Calendar No. 05-126:            16914 East Park Drive            Ward 11**

Peter Y. Usayto, owner, appeals to erect a 10'-8" x 36' open front porch addition to an existing single family, brick dwelling, situated on an approximate 60' x 130' lot in an A1 One-Family District on the south side of East Park Drive at 16914 East Park Drive; contrary to Section 357.13(b)(4), the proposed 10'-8" open front porch projects beyond the 6' that is allowed according to the Codified Ordinances.

**9:30**

**Calendar No. 05-127:            1016 East 77<sup>th</sup> Street            Ward 8**

Mary L. Pritchard, owner, appeals to erect a 20' x 20' one-story frame, attached garage to an existing two-story frame one family dwelling, situated on a 40' x 72' lot in a B1 Two-Family District on the west side of East 77<sup>th</sup> Street at 1016 East 77<sup>th</sup> Street; as proposed, there is a 5' rear yard depth instead of the 20' required in Section 357.08; with an existing nonconformance where there are no interior side yards instead of the 10' requirement; and the Board of Zoning Appeals approval is required under Section 359.01 of the Codified Ordinances.

**9:30**

**Calendar No. 05-115:            1070 East 152<sup>nd</sup> Street            Ward 10**

With a Motion for Rehearing having been granted on May 31, 2005, the City of Cleveland Department of Parks, Recreation and Properties, owner, appeals to construct an Outdoor Athletic Complex to be situated on acreage in a General Industry District, located on the west side of East 152<sup>nd</sup> Street at 1070 East 152<sup>nd</sup> Street; and as proposed, being contrary to the parking requirements for a total seating capacity of approximately 3,600 persons, or, one parking space for every six seats, according to Section 349.04(c) of the Codified Ordinances.