

**BOARD OF ZONING APPEALS
JANUARY 30, 2006**

9:30

Calendar No. 05-391:

11812 Kinsman Road

Ward 3

Zachary Reed

9 Notices

Arthur Doxey, owner, appeals to construct a new parking lot on a 42' x 115' parcel in a B1 Two-Family District on the south side of Kinsman Road at 11812 Kinsman Road; and the proposed parking lot is contrary to Section 337.03 being not permitted in a Two-Family District but first permitted in a Local Retail Business District; and Section 352.09 requires a 10' wide transition strip and none is proposed where property lines abut a Two-Family District at both sides and at the rear of the lot; and in Section 343.15(c) a driveway must be 15' from the property line when it abuts another driveway on an adjacent lot; and contrary to the Fence Regulations, a 6' tall privacy fence is proposed at the northwest corner of the lot and a fence located within 15' of an intersection with a public sidewalk and parallel to a driveway shall be 75% open, and it exceeds the 4' maximum fence height permitted in an actual front yard of a Residence District; with the proposed chain link fence in the northeast corner of the lot and privacy fence in the northwest corner being contrary to the requirement that only ornamental fence is permitted in the actual front yard of a Residence District, as stated in Sections 358.03(a), 358.04(a) and (c) of the Codified Ordinances. (Filed 12-20-05)

9:30

Calendar No. 05-392:

779 Linn Drive

Ward 8

Sabra Pierce Scott

6 Notices

Glenville Homes III, LP, owner, appeal to erect an 18' x 43' two-story, frame single family residence and detached garage, proposed to be on a 40' x 174' parcel located in a Multi-Family District on the east side of Linn Drive at 779 Linn Drive; contrary to the Yards and Courts Requirements, 9' is provided where there may not be less than 10' from a main building on an adjoining lot and the total of both interior side yards provided is 9.9' and where not less than 10' is required, as stated in Section 357.09(b)(2) of the Codified Ordinances. (Filed 12-21-05)

9:30

Calendar No. 05-393:

11208 Greenview Avenue

Ward 8

Sabra Pierce Scott

6 Notices

Glenville Homes III, LP, owner, appeal to erect an 18' x 43' two-story, frame single family residence with an attached garage, proposed to be on a 40' x 94.35' parcel in a Two-Family District on the south side of Greenview Avenue at 11208 Greenview Avenue; contrary to the Yards and Courts Requirements, an 8.9' distance is provided where no building shall be erected less than 10' from a main building on an adjoining lot, as stated in Section 357.09(b)(2) of the Codified Ordinances. (Filed 12-21-05)

BOARD OF ZONING APPEALS

JANUARY 30, 2006

9:30

Calendar No. 05-394: 3451 West 150th Street

**Ward 21
Michael Dolan
10 Notices**

Frederick Leonard, appeals under the authority of Section 76-6(b) of the Charter of the City of Cleveland and Section 329.02(d) of the Cleveland Codified Ordinances from the disapproval of an application to erect a 24' x 76' two-story frame, single family residence with an attached garage on the property at 3451 West 150th Street, as determined by the City Planning Commission on November 4, 2005, according to the provisions of Section 337.25 of the Codified Ordinances. (Filed 12-23-05)

9:30

Calendar No. 06-01: 12814 Carrington Avenue

**Ward 20
Martin Sweeney
9 Notices**

Kudaco LLP, and Murray Kudroff, owner, appeal to change an existing two-story, one family dwelling, formerly occupied as a convent building, to a three family dwelling, situated on a 40' x 150' parcel in an A1 One-Family District on the north side of Carrington Avenue at 12814 Carrington Avenue; where a three family dwelling is contrary to Section 337.02, not being permitted in a One-Family District and contrary to Section 357.09(2)C, a 3' interior side yard is provided and 10' is required and subject to Section 349.05(a), no required off-street parking shall be located within 10' of any wall of a residential building or structure containing ground floor openings which provide light and ventilation; and the former nonconforming use as a convent building requires the Board of Zoning Appeals approval, as stated in Section 359.01 of the Codified Ordinances. (Filed 1-3-06)

POSTPONED FROM JANUARY 3, 2006

10:30

Calendar No. 05-335: 7202 Union Avenue

**Ward 12
Anthony Brancatelli
8 Notices**

Dwayne Smith, owner, appeals to add a 22' x 26' one-story expansion to a tire shop and include a tire repair service with the existing business that is situated on a 46' x 150' corner lot, located in a General Retail Business District on the southeast corner of Union Avenue and East 72nd Street at 7202 Union Avenue; contrary to Section 343.11, tire repair is first permitted in a Semi-Industry District, Section 345.03(c)(2), provided that it is located at least 100' from a Residence District; and no additional parking is provided where two additional off-street spaces are required, as stated in Section 349.2(g) of the Codified Ordinances. (Filed 11-2-05; no testimony taken.)

Second postponement requested for additional time to review the proposed plan with the Councilman and the Slavic Village Development corporation.

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JANUARY 30, 2006**

POSTPONED FROM JANUARY 9, 2006

10:30

Calendar No. 05-369: 2317 West 5th Street

Ward 13

Joe Cimperman

5 Notices

George Martinek, owner, and Ryan Wach, prospective purchaser, appeal to erect a 19.5' x 60' four-story frame and masonry single family dwelling on a 27' x 117.5' parcel, located in a Two-Family District on the east side of West 5th Street at 2317 West 5th Street; contrary to the requirements of Section 357.09(2)A, no side yards are provided and a total width of side yards on the same premises shall not be less than one-half the height of the main building, or 17.5', but in no case may the width be less than 10' and no building may be erected less than 10' from a main building on an adjoining lot; and the proposed maximum gross floor area is 4,680 s/f where 3,172 s/f is allowed, and a lot width of 27' is provided where a 40' minimum lot width is required, as stated in Section 355.05 of the Codified Ordinances. (Filed 11-18-05; no testimony taken.)

First postponement granted to allow time for the Councilman and the Tremont West Development Corporation to review the appellants' plan.
