

**BOARD OF ZONING APPEALS
OCTOBER 18, 2004**

9:30

Calendar No. 04-220: 16920 Eldamere Avenue

**Ward 1
Joseph Jones
7 Notices**

Laurent Berry, owner, appeals to establish a Type A day care in an existing 26' x 34' two-story dwelling, situated on a 40' x 142' lot located in an A1 One-Family District on the south side of Eldamere Avenue at 16920 Eldamere Avenue; the proposed day care is subject to the limitations of the Regulations for Residential Districts, where a day care and its uses may not be located less than 30' from an adjoining premises in a Residence District not used for a similar purpose and requires the Board of Zoning Appeals approval as stated in Sections 337.02(f)(3)(C) of the Codified Ordinances.
(Filed 9-10-04)

9:30

Calendar No. 04-221: 5702 Tillman Avenue

**Ward 17
Matt Zone
5 Notices**

Jack Myers-Kiousis, owner, appeals to erect a 34' x 51' two-story single family dwelling on a 68' x 132' irregular shaped lot on the north side of Tillman Avenue at 5702 Tillman Avenue; contrary to the Regulations for Yards and Courts, there is a 3' rear yard provided and 20' is required and a rear porch is a distance of 2.44' from the property line where 3' is required, as stated in Section 357.08 of the Codified Ordinances.
(Filed 9-10-04)

9:30

Calendar No. 04-223: 1378 Clearaire Road

**Ward 11
Michael Polensek
16 Notices**

The Cleveland Municipal School District, owner c/o Marcia Conrad, agent, appeal, to erect a 53,868 s/f, two-story Kindergarten through 8th Grade school building, on acreage that is located between Clearaire Road and Larchmont Road in an A1 One-Family District on the west side of Clearaire Road at 1378 Clearaire Road; subject to Section 337.02(f)(3)A, a school located less than 30' from an adjoining residential premises in a Residence District requires the Board of Zoning Appeals approval; and Sections 357.06 and 357.14 of the Yards and Courts Regulations that require the established setback lines on Clearaire and Larchmont Roads be observed; and 21 parking spaces are provided, where Section 349.04(e) requires that there be parking at the rate of one space for each two staff members, plus one for each six seats or a total parking area equal to three times the gross floor area of the gymnasium, whichever is greater; and the gross floor area is limited to one-half of the total lot area, or 45,031 s/f, as stated in Section 355.04 of the Codified Ordinances. (Filed 9-10-04)

**BOARD OF ZONING APPEALS
OCTOBER 18, 2004**

10:30

Calendar No. 04-205:

3500 Woodland Avenue

Ward 5

Frank Jackson

2 Notices

Neal Desatnik, owner, appeals to erect an 84 s/f, 25' high, free-standing sign in the employee parking lot on the east side of an existing building, situated on an acreage parcel in a Semi-Industry District on the south side of Woodland Avenue at 3500 Woodland Avenue; subject to the limitations of Section 350.15(b) of the Sign Regulations for Industrial Districts, an 84 s/f free-standing sign is proposed and 50 s/f is the maximum square footage allowed; and Section 350.15(c) requires that a free-standing sign must be 5' from the side and rear lot lines and 3' away from the street right-of-way; and no site plan was submitted to show the property lines, location of the sign and the distance of its location from the property lines as required in Section 350.04(c) of the Codified Ordinances. (Filed 8-24-04; no testimony taken.)

First postponement requested by the sign contractor due to a scheduling conflict for the property owner.
