

**BOARD OF ZONING APPEALS  
NOVEMBER 7, 2005**

**9:30**

**Calendar No. 05-314:      1361-95 East 55<sup>th</sup> Street**

**Ward 13**

**Joe Cimperman  
20 Notices**

VIP East 55th Street, Inc., owner, and Rick Semersky appeal to use for interior and exterior storage of building materials the use previously granted by the Board of Zoning Appeals in Calendar No. 97-102, that permitted the conversion of an existing office area of a former warehouse facility into program space for health care for the homeless in a one-story masonry building, situated on a 224' x 305' irregular shaped corner parcel, located in split zoning between General Retail Business and Two-Family Districts on the northeast corner of East 55<sup>th</sup> Street and Bonna Avenue at 1361-95 East 55<sup>th</sup> Street; the proposed use is first permitted in a Semi-Industry District and subject to the restrictions of Section 337.03, and Section 343.11; with the Board of Zoning Appeals variance authority being limited, as stated in Section 329.03(d)(3) of the Codified Ordinances. (Filed 10-4-05)

---

**9:30**

**Calendar No. 05-317:      1802 Crawford Road**

**Ward 7**

**Fannie Lewis  
9 Notices**

Hermenia, Inc., owner, and Nate Taylor appeal to construct an accessory parking lot to provide additional spaces for an existing three-story nursing home building, situated on a 113' x 206' irregular shaped parcel in a Multi-Family District on the west side of Crawford Road at 1802 Crawford Road; subject to the provisions of Section 337.08(e) the Board of Zoning Appeals approval is required where a nursing home and its uses are located less than 15' from a residential district and Section 337.14 requires that the parking spaces be located behind the setback building line with the accessory off-street parking spaces, driveways and maneuvering areas properly graded for drainage so that all water is drained within the parking lot; and a 6' wide frontage landscape strip is required along Crawford Avenue, according to Section 352.11 of the Codified Ordinances. (Filed 10-7-05)

---

**9:30**

**Calendar No. 05-318:      3101 Clinton Avenue**

**Ward 13**

**Joe Cimperman  
3 Notices**

Louis Makar, owner, appeals to erect a 22'-6" x 33' one-story, frame garage addition to the rear of an existing single family residence that is situated on a 59.5' x 107' parcel, located in a Two-Family District on the south side of Clinton Avenue at 3101 Clinton Avenue; a rear yard depth of 11'-3" is provided, contrary to a required 20' rear yard, as stated in Section 357.08 of the Codified Ordinances. (Filed 10-12-05)

---



**BOARD OF ZONING APPEALS  
NOVEMBER 7, 2005**

**POSTPONED FROM SEPTEMBER 26, 2005**

**10:30**

**Calendar No. 05-211:        3905 Clinton Avenue**

**Ward 13**

**Joe Cimperman**

**11 Notices**

Harsax, Inc., owner c/o Dave Cooper, and Rysar Properties c/o Tim Goldstein, agent, appeal to erect a five unit, townhouse structure to be situated on a 66' x 185' lot, located in a B1 Two-Family District on the south side of Clinton Avenue at 3905 Clinton Avenue; the multi-unit townhouse structure is contrary to Section 337.03; and in a "B" Area District, the maximum gross floor space of a residential building cannot exceed one-half of the lot area, as stated in Section 355.04 of the Codified Ordinances. (Filed 6-1-05; no testimony taken.)

**Third postponement requested by Harsax, Inc. for time to meet with the Ohio City Near West organization and the Landmarks Commission about the project.**