



**BOARD OF ZONING APPEALS**

**FEBRUARY 14, 2005**

**9:30**

**Calendar No. 05-12:**

**3891 East 147<sup>th</sup> Street**

**Ward 3**

**Zachary Reed**

**4 Notices**

Gary L. Jackson, owner, appeals to erect a 34' x 22' two-story frame, reverse gable garage at the rear of an existing single family dwelling, situated on a 40' x 125' lot in an A1 One-Family District on the east side of East 147<sup>th</sup> Street at 3891 East 147<sup>th</sup> Street; as proposed, the garage is subject to the limitations of Section 337.23(7)A, because a floor area of 1,496 s/f is provided, where a floor area of 666.6 s/f is allowed. (Filed 1-13-05)

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**9:30**

**Calendar No. 05-13:**

**269-271 East 156<sup>th</sup> Street**

**Ward 11**

**Michael Polensek**

**9 Notices**

Doreen Mitchell, owner, appeals to install a 6' high board on board wooden fence along the perimeter of a 42' x 100' corner lot in a Local Retail Business District on the northeast corner of East 156<sup>th</sup> Street and Grovewood Avenue; contrary to Section 358.05(a)(2), a fence located along the side street yard in a non-residential district may not exceed 4' in height and shall be 50% open above a 2' height and Section 358.03(a) requires that no portion of a fence along and parallel to a driveway within 15' of its intersection with a public sidewalk shall exceed 2 ½' in height, unless all portions of the fence above 2 ½' in height are at least 75% open; and the proposed 6' high fence is not permitted where the rear lot line of the corner lot is also the side line of the butt lot for which a setback building line of 15' is established, provided that for each foot the corner lot sets in from the rear lot line, the fence may be set one foot near to the side street line as stated in Section 357.05(b)(2) of the Codified Ordinances. (Filed 1-13-05)

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**POSTPONED FROM JANUARY 24, 2005**

**10:30**

**Calendar No. 04-328:**

**Appeal of**

**North Coast Payphones, Inc.**

North Coast Payphones, Inc. and Howard Meister, appeal under authority of Section 76-6 of the Charter of the City of Cleveland from a decision of the Commissioner of Assessments and Licenses to deny multiple payphone permit applications, identified in writing by correspondence to the appellant dated December 7, 2004. (Filed 12-17-04; no testimony taken.)

**First postponement requested by appellant's counsel for additional time to prepare their response.**

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**BOARD OF ZONING APPEALS  
FEBRUARY 14, 2005  
POSTPONED FROM JANUARY 24, 2005**

**10:30**

**Calendar No. 04-331:**

**10733 Leuer Avenue**

**Ward 8**

**Sabra Pierce Scott**

**3 Notices**

Liberty Self-Storage c/o Rebecca Doty, owner, and Clear Channel Outdoor, lessee, appeal to erect a 672 s/f electronically changeable copy billboard on an existing 65' high, 14' x 48' double face billboard sign, situated on acreage located in a B-3 Semi-Industry District on the south side of Leuer Avenue at 10733 Leuer Avenue; as proposed, no panels of the existing billboard are to be replaced, contrary to Sections 350.10(I)(5) that permits a new or reconstructed automatic, changeable copy billboard, only if each new panel replaces two or more billboard panels on a single parcel of property or on adjacent properties; and no plan for site and design improvements is provided, contrary to the requirements in Sections 350.10(I)(1) of the Codified Ordinances. (Filed 12-28-04; testimony taken.)

**First postponement granted for additional discussion between appellants, the neighboring community organizations and the city about the proposed billboard project.**

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**10:30**

**Calendar No. 04-332:**

**2120 West 55<sup>th</sup> Street**

**Ward 17**

**Matt Zone**

**4 Notices**

Pleasant Valley Associates c/o Ted Soberay, owner, and Clear Channel Outdoor, lessee, appeal to erect a 672 s/f electronically changeable copy billboard on an existing 100' high, two-sided, illuminated 14' x 48' billboard, situated on an approximate 60' x 154' lot in a B-3 General Industry District on the west side of West 55<sup>th</sup> Street at 2120 West 55<sup>th</sup> Street; as proposed, no panels of the existing billboard are to be replaced, contrary to Sections 350.10(I)(5), that permits a new or reconstructed automatic, changeable copy billboard only if each new panel replaces two or more billboard panels on a single parcel of property or on adjacent properties, and no plan for site and design improvements is provided, contrary to the requirements in Sections 350.10(I)(1) of the Codified Ordinances. (Filed 12-28-04; testimony taken.)

**First postponement granted for additional discussion between appellants, the neighboring community organizations and the city about the proposed billboard project.**

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**BOARD OF ZONING APPEALS  
FEBRUARY 14, 2005**

**POSTPONED FROM JANUARY 24, 2005**

**10:30**

**Calendar No. 04-333:**

**2019 West 3<sup>rd</sup> Street**

**Ward 13**

**Joe Cimperman**

**3 Notices**

United Garage and Service Corporation c/o Terry Gump, owner, and Clear Channel Outdoor, lessee, appeal to erect a 672 s/f electronically changeable copy billboard on an existing 160' high 14' x 48' billboard situated on an approximate 90' x 134' lot in a B-3 General Industry District on the northeasterly side of West 3<sup>rd</sup> Street at 2019 West 3<sup>rd</sup> Street; as proposed, no panels of the existing billboard are to be replaced, contrary to Sections 350.10(l)(5), that permits a new or reconstructed automatic, changeable copy billboard, only if each new panel replaces two or more billboard panels on a single parcel of property or on adjacent properties, and no plan for site and design improvements is provided, contrary to the requirements in Sections 350.10(l)(1) of the Codified Ordinances. (Filed 12-28-04; testimony taken.)

**First postponement granted for additional discussion between appellants, the neighboring community organizations and the city about the proposed billboard project.**

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**10:30**

**Calendar No. 04-334:**

**3185 Independence Road**

**Ward 13**

**Joe Cimperman**

**2 Notices**

Wheeling & Lake Erie Rail Road c/o Clarence Jaeger, owner, and Clear Channel Outdoor, lessee, appeal to erect a 672 s/f electronically changeable copy billboard on an existing 80' high 14' x 48' two sided illuminated billboard sign, situated on acreage in an A-3 Unrestricted Industrial District on the east side of Independence Road at 3185 Independence Road; as proposed, no panels of the existing billboard are to be replaced, contrary to Sections 350.10(l)(5), that permits a new or reconstructed automatic, changeable copy billboard, only if each new panel replaces two or more billboard panels on a single parcel of property or on adjacent properties, and no plan for site and design improvements is provided, contrary to the requirements in Sections 350.10(l)(1) of the Codified Ordinances. (Filed 12-28-04; testimony taken.)

**First postponement granted for additional discussion between appellants, the neighboring community organizations and the city about the proposed billboard project.**

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