

BOARD OF ZONING APPEALS

MARCH 1, 2004

9:30

Calendar No. 04-30:

5700 Fullerton Avenue

Ward 12

Edward Rybka

7 Notices

Alex Lebovitch, owner, appeals to erect a one-story, single family frame dwelling on a 32' x 53' existing foundation, situated on a 37' x 130' corner parcel in a Local Retail Business District on the southeast corner of East 57th Street and Fullerton Avenue at 5700 Fullerton Avenue; contrary to the Yards and Courts Regulations in Section 357.05(b)(1), where a distance of 2.3' is provided for the side street yard and 5' is required; and contrary to Section 357.06(a), no front yard setback is provided where 12' is required; and the interior side yards provided are 2.3' and 3', or a total width of 5.3', where the total interior side yards required are 10' and no interior side yard shall be less than 3' in width as stated in Section 357.09(2)B of the Codified Ordinances.

(Filed 2-5-04)

9:30

Calendar No. 04-31:

4009 Bailey Avenue

Ward 14

Nelson Cintron

4 Notices

Ramiro Ortega, owner, appeals to erect a 25' x 3.6' wrap-around wooden porch to the front of an existing two-story dwelling and a 20' x 22' one-story private garage to the east of the dwelling, all situated on an approximate 60' x 145' irregular shaped parcel, located in a Two-Family District on the south side of Bailey Avenue at 4009 Bailey Avenue; contrary to the Yards and Courts Regulations, where the proposed porch is a distance of 3.6' and the distance of the garage is 6' and 4' and no building shall be less than 10' from a main building on an adjoining lot as stated in Section 357.09(2)A of the Codified Ordinances. (Filed 2-5-04)

BOARD OF ZONING APPEALS

MARCH 1, 2004

9:30

Calendar No. 04-32:

3200-04 Carroll Avenue

Ward 13

Joe Cimperman

7 Notices

The International Church of the Four Square Gospel, owner c/o Pastor Don Hallum, appeals to construct a parking lot that has twelve parking spaces on a 64' x 50' corner parcel located in a Two-Family District on the west side of Carroll Avenue at the intersection of Carroll Avenue and West 32nd Street at 3200-04 Carroll Avenue; contrary to Section 349.13(c), where the Board of Zoning Appeals may permit a parking lot in a residence district if the lot abuts or is across the street from a district other than a Residence District, and the proposed lot is surrounded by a Two-Family District; and contrary to Section 349.05(a), where no parking space shall be located within a 10' distance of any wall of a residential building or structure if such wall contains a ground floor opening designed to provide light or ventilation for such building; and there is no landscaping provided where Section 349.08 requires that a 4' wide, densely planted landscape strip shall separate the parking lot from the adjacent residential lots; and contrary to the Landscaping and Screening provisions of Section 352.10, where a 6' wide frontage strip is required along Carroll Avenue and West 32nd Street and none is provided; and contrary to Sections 357.04(a) and 357.05(a) of the Yards and Courts Regulations, there is no front yard setback provided along Carroll Avenue and no side street yard width along West 32nd Street, and the parking of motor vehicles in the required front setback is prohibited as stated in Section 357.14 of the Codified Ordinances. (Filed 2-5-04)

9:30

Calendar No. 04-33:

4277 West 150th Street

Ward 20

Martin Sweeney

4 Notices

Boykin Cleveland, LLC, owner, c/o Ron Pohl, agent, appeals to erect a 16' x 40' freeway interchange sign in the existing northeast parking lot area of the Cleveland Airport Marriott Hotel, situated on an acreage parcel in a General Retail Business District on the east side of West 150th Street at 4277 West 150th Street; contrary to the provisions for Sign Regulations, where a 640 s/f sign face area is proposed and no sign face area of a freeway interchange sign shall exceed 225 s/f as stated in Section 350.09(c) of the Codified Ordinances. (Filed 2-6-04)

BOARD OF ZONING APPEALS

MARCH 1, 2004

POSTPONED FROM FEBRUARY 9, 2004

10:30

Calendar No. 03-315:

3611 Payne Avenue

Ward 13

Joe Cimperman

7 Notices

Eric Duong, owner, and Kevin Morand, agent, appeal to change the use of an existing 170' x 92' one-story laundry and office masonry building into a warehouse storage and distribution facility situated on a 270' x 150' irregular shaped parcel located in a Local Retail Business and a Two-Family District on the northeasterly corner of Payne Avenue and East 36th Street at 3611 Payne Avenue aka 1629-33 East 36th Street; said change of use being contrary to Section 337.03 where a warehouse is not permitted in a Two-Family District and Section 343.01 where a warehouse is not permitted in a Local Retail Business District but is first permitted in a Semi-Industry District as stated in Section 345.03(c)(33) and contrary to the Off-Street Parking and Loading Regulations of Section 349.04 where 6 parking spaces are required and none are proposed and contrary to the Landscaping and Screening Requirements, where an 8' landscape strip and a 6' screened fence are required at the rear of the property and none is proposed and a 6' landscape strip is required along East 36th Street as stated in Sections 352.10 and 352.11 of the Codified Ordinances. (Filed 11-7-03; no testimony taken.)

Third postponement requested by the Community Development neighborhood planner for additional review and discussion with neighboring property owners about the proposed change.

POSTPONED FROM JANUARY 26, 2004

10:30

Calendar No. 03-323:

9410-14 Lorain Avenue

Ward 18

Jay Westbrook

13 Notices

Albert Coreno, owner, and Yousif Hamdeh, tenant, appeal to establish use as a body piercing and tattoo place of business in a one-story masonry building situated in a Local Retail Business District on the north side of Lorain Avenue at 9410-14 Lorain Avenue; the proposed use which abuts a Two-Family District being contrary to the Business Districts Regulations, where a tattoo and body piercing use is not permitted in a Local Retail Business District but first permitted in a General Retail Business District but only if it is located a distance of 1000' from a Residence District as stated in Section 343.01 of the Codified Ordinances. (Filed 11-24-03; no testimony taken.)

Second postponement requested by appellant's counsel for additional time to prepare for appellant's presentation.
