

BOARD OF ZONING APPEALS

MARCH 20, 2006

9:30

Calendar No. 06-30:

1815 St. Clair Avenue

Ward 13

Joe Cimperman

7 Notices

MotorCars, Inc., owner, appeal to change the use and remodel an existing one-story building, adding a customer entrance and a new curb cut for an auto repair facility, proposed to be situated on a 105' x 205' lot located in a Semi-Industry District on the north side of St. Clair Avenue at 1815 St. Clair Avenue; subject to the requirements for the access and maintenance of off-street parking spaces, the driveway that is used to provide accessibility to the premises shall be so located and arranged as to minimize traffic congestion, as stated in Section 349.07(c) of the Codified Ordinances; and the driveway must be at least 15' from the property line as determined from a review of the project by the Division of Traffic Engineering. (Filed 2-22-06)

9:30

Calendar No. 06-31:

11712 Moulton Avenue

Ward 9

Kevin Conwell

11+ Notices

The Cleveland Municipal School District appeals to construct a parking lot for the existing Mary McLeod Bethune K-8 Elementary School on an 80' x 125' parcel located in a B1 Two-Family District on the south side of Moulton Avenue at 11712 Moulton Avenue; subject to the limitations of Section 349.13(c) where the Board of Zoning Appeals, if in its opinion the best interests of the community will be served, may permit temporarily or permanently the use of land in a residential district for a parking lot, if the land abuts or is across the street from a district other than a Residence District, but provided that (1) the lot is used only for parking passenger automobiles of employees, customers or guests of the person or firm responsible for operating and maintaining the lot; (2) no charge is to be made for parking on the lot; (3) the lot is not to be used for sales, repair work or servicing of any kind; (4) entrance to and exit from the lot are to be located so as to do the least harm to there residential district; (5) no advertising sign or material is to be located on the lot; (6) all parking is to be kept back of the setback building line by barrier unless specifically authorized otherwise by the Board; (7) the parking lot and portion of the driveway back of the building line are to be adequately screened from the street and adjoining residential district property by a hedge, sightly fence or wall, not less than 4' but not more than 5' high, and located back of the setback building line with all lighting arranged so that no glare annoys occupants of adjoining property in a residential district, and the surface of the parking lot is to be smoothly graded, hard surfaced and adequately drained; the building permit number under which the parking lot is established is to be posted; and such other and further conditions may be imposed as the Board may deem necessary in any specific case to reduce the adverse effect of the proximity of a parking lot upon the character, development and maintenance of the residential district in which the parking lot is located; and parking spaces shall be at least 180 square feet, as stated in Section 325.03 of the Codified Ordinances.

(Filed 2-22-06)

**BOARD OF ZONING APPEALS
MARCH 20, 2006**

9:30

Calendar No. 06-33: 2826 Franklin Boulevard

**Ward 13
Joe Cimperman
5 Notices**

Scott Francis, owner, appeals to change from an eight guest room inn to a single family residence an existing four-story structure, situated on a 55' x 102' irregular shaped lot in a Local Retail Business District on the north side of Franklin Boulevard at 2826 Franklin Boulevard; contrary to Section 357.08(b)(2), a 12' rear yard depth is provided and in a use district other than a residential district, a rear yard shall not be less than 15% of the depth of the lot but in no case less than 20' or not less than one-half the height of the main building, the subject structure being a 50' overall height, requiring a 25' rear yard depth; and an interior side yard of 1.3' is provided where a minimum 3' width is required, as stated in Section 357.09(b)(2)B of the Codified Ordinances.

(Filed 2-24-06)

9:30

Calendar No. 06-34: 4059 Rocky River Drive

**Ward 21
Michael Dolan
9 Notices**

James Jallo, owner, and Marge Devring, prospective tenant, appeal to change the use from a restaurant to a catering business, preparation of food, in an existing one-story building, situated on a 93' x 120' corner parcel in a Local Retail Business District on the northeast corner of Rocky River Drive and Larchwood Avenue at 2059 Rocky River Drive; subject to the limitations of Section 343.01, the proposed use is not permitted in a Local Retail Business District but first permitted in a General Retail Business District, provided that the catering operation, the preparation of food, in connection with the use does not occupy more than 25% of the floor area of the part of the building occupied by the establishment, according to the provisions of Section 343.11(b)(2)N of the Codified Ordinances.(Filed 2-27-06)

9:30

Calendar No. 06-35: 12814 Carrington Avenue

**Ward 20
Martin Sweeney
15 Notices**

Murray Kudroff, owner, appeals to change an existing two-story, one family dwelling, formerly occupied as a convent building, to a two 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 two 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 nonconforming use as a convent requires the Board of Zoning Appeals approval, as stated in Section 359.01 of the Codified Ordinances. (Filed 3-2-06)

**BOARD OF ZONING APPEALS
MARCH 20, 2006**

POSTPONED FROM MARCH 6, 2006

10:30

Calendar No. 06-23:

3100 West 117th Street

Ward 19

Dona Brady

10 Notices

Target Corporation, owner, and John Lateulere, agent, appeal to erect an 87,325 square foot grocery store and a 126,842 square foot retail department store with an accessory parking lot for 1,047 spaces on acreage located in a General Retail Business District on the west side of West 117th Street between Interstate 90 and Sector Avenue at 3100 West 117th Street; contrary to Section 349.04(f) there are 1,047 spaces are proposed and, calculated at the rate of one space per 150 square feet, 1,429 spaces are required for the grocery and retail department stores; and a 95' driveway width is proposed, where a maximum width of 30' is allowed according to Section 349.07(c)(3); and no landscaping plan is provided, contrary to Sections 352.08 through 352.11 of the Codified Ordinances. (Filed 2-8-06; no testimony taken.)

First postponement requested by appellants' representative due to a scheduling conflict.