

**BOARD OF ZONING APPEALS  
APRIL 19, 2004**

<b>9:30</b>		<b>Ward 16</b>
<b>Calendar No. 04-64:</b>	<b>5000 Pearl Road</b>	<b>Michael O'Malley</b>
		<b>14 Notices</b>

Myron Kaplan, owner, appeals to construct a one-story 50' x 160' accessory storage building on an irregular shaped acreage parcel located in split zoning between a Semi-Industry District and a General Industry District on the west side of Pearl Road at 5000 Pearl Road; subject to the provisions in Section 359.01 for Nonconforming Uses, the expansion of a vehicle wrecking yard and uses is not permitted in a Semi-Industry District but first permitted in a General Industry District and requires the Board of Zoning Appeals approval for an expansion of nonconforming use, and contrary to Section 347.06(a) in Specific Uses Regulated, a 6' high fence with slats is proposed and a wrecking yard shall have a minimum 7' high solid masonry wall or slightly solid non-transparent, well-maintained, substantial fence; and there is no landscaping strip proposed where a 10' wide landscaping strip with 75% year-round opacity is required between the General Industry use and the abutting Two-Family District as stated in Section 352.11 of the Codified Ordinances. (Filed 3-30-04)

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<b>9:30</b>		<b>Ward 20</b>
<b>Calendar No. 04-65:</b>	<b>14129 Puritas Avenue</b>	<b>Martin Sweeney</b>
		<b>9 Notices</b>

Coral Puritas Partnership, owner, appeals to construct a 110' x 70' one-story retail building on a 110' x 150' parcel in a General Retail Business District on the south side of Puritas Avenue at 14129 Puritas Avenue; contrary to Section 343.18 of the Business Districts Regulations, a proposed driveway apron on the northwest corner is 2' from the property line and at the southeast corner is 12' from the property line, and a distance of 15' from the property line is required; and contrary to Section 352.10 of the Requirements for Landscaping and Screening, a 4' wide landscaping strip is proposed where a 6' width is required along Puritas Avenue between the street and the parking lot, and there is no transition strip proposed along the west side of the lot between the General Retail District and the Two-Family District, where a 10' wide transition strip is required as stated in Section 352.11 of the Codified Ordinances. (Filed 3-31-04)

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<b>9:30</b>		<b>Ward 18</b>
<b>Calendar No. 04-66:</b>	<b>3140 West 98<sup>th</sup> Street</b>	<b>Jay Westbrook</b>
		<b>11 Notices</b>

Gerald Zahler dba Mutual Properties, owner, appeals to construct a 5,119 s/f addition to the north side of an existing one-story retail building, situated on an acreage parcel in a General Retail Business District on the northeast corner of West 98<sup>th</sup> Street and Lorain Avenue; contrary to the Yards and Courts Regulations, the proposed addition is within the front setback and no portion of a building shall be erected within the specific 10' front setback as stated in Section 357.07(a) of the Codified Ordinances.(Filed 4-1-04)

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**BOARD OF ZONING APPEALS  
APRIL 19, 2004**

**9:30**

**Calendar No. 04-57:**

**4856 Lee Road**

**Ward 1**

**Joseph Jones**

**11 Notices**

Lee Heights Community Church c/o Reverend Vern Miller, owner, appeals to maintain a 12' x 60' construction trailer on an approximate 169' x 250' irregular shaped vacant lot for the use of food storage and distribution, situated in a One-Family District on the west side of Lee Road at 4856-4878 Lee Road; contrary to Section 337.02(f)(3)(G) of the Residential District Regulations the proposed use by a charitable institution must be approved by the Board of Zoning Appeals and located not less than a distance of 30' from other premises not used for a similar purpose and contrary to the Off-Street Parking and Loading Requirements, a gravel lot is proposed where vehicle maneuvering areas and parking spaces must be paved and properly graded for drainage, so that all water is drained within the lot as stated in Section 349.07(a) of the Codified Ordinances. (Filed 3-31-04)

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**Calendar No. 03-252:**

**4856 Lee Road**

**Ward 1**

Lee Heights Community Church, owner, and Reverend Vern Miller appeal to install approximately 592 linear feet of 4' high chain link fencing at the front and at the north and south sides of an approximate 169' x 250' irregular shaped parcel located in a One Family District on the west side of Lee Road and Highview Avenue at 4856 Lee Road; said installation of chain link fencing being contrary to the Fence Regulations, where in a residential district only ornamental fence is permitted in the actual front and actual side street yards as stated in Section 358.04(c)(1) of the Codified Ordinances. (Heard 10-6-03; held pending six months; testimony taken.)

**Extended first postponement granted at the mutual request of the appellant and the local development corporation to allow the fence to remain temporarily, during discussions about housing development that would include this site.**

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