

**BOARD OF ZONING APPEALS
APRIL 3, 2006**

9:30

Calendar No. 06-40:

5708 Train Avenue

Ward 17

Matthew Zone

3 Notices

The Estate of Charles Pearson, owner c/o Robert Lustig, and Brian Heidelberg, tenant, appeal to establish use for the storage wooden logs on an approximate 200' x 124' vacant lot located in a General Industry District on the north side of Train Avenue at 5708 Train Avenue; the proposed use being contrary to Section 349.07(a) that requires accessory off-street parking spaces, driveway and maneuvering areas to be properly graded for drainage so that all water is drained within the lot providing such areas are surfaced with concrete, asphalt or similar surfacing material, maintained in good condition and free of debris and trash; and subject to the Requirements for Sight Lines, Height and Location, no portion of a fence located within 30' of the intersection of two street right-of-way lines shall exceed 2 ½' in height, unless all portions of the fence above 2 ½' are at least 75% open and the same restrictions apply to any portion of a fence located along and parallel to a driveway within 15' of its intersection with a public sidewalk, as stated in Section 358.03(a) of the Codified Ordinances. (Filed 3-15-06)

9:30

Calendar No. 06-41:

**1948-56 Columbus Road
Unit A**

Ward 14

Joe Santiago

7 Notices

Paul Koepf, owner, appeals to change the use of an existing building, subject to approval of a lot split and a newly created 4,680 square foot lot, proposing a 2,700 square foot single family dwelling to be located in a Semi-Industry District on the west side of Columbus Road at 1948-56 Columbus Road; the residential use being subject to the limitations of Section 345.03(b) and not permitted when the premises is within 200' of a General Industry District; and contrary to the Area Regulations for Residence Buildings and Section 355.04, a 2,700 s/f lot is proposed where 4,800 s/f is required and instead of one-half of the lot area, 2,700 s/f is proposed where 2,340 s/f is permitted with a 20' rear yard depth required in Section 357.08; and in any use district, no interior side yard on a lot occupied by a dwelling house shall be less than a 3' width for an interior lot, nor shall the aggregate width of side yards on the same premises be less than 10' and side yards of 4-5' and 0' are proposed, contrary to Sections 357.09(2)B of the Codified Ordinances. (Filed 3-16-06)

**BOARD OF ZONING APPEALS
APRIL 3, 2006**

9:30

Calendar No. 06-42:

**1948-56 Columbus Road
Unit B**

Ward 14

**Joe Santiago
7 Notices**

Paul Koepf, owner, appeals to change the use of an existing building, subject to approval of a lot split and a newly created 4,290 square foot lot, proposing a 2,425 square foot single family dwelling to be located in a Semi-Industry District on the west side of Columbus Road at 1948-56 Columbus Road; the residential use being subject to the limitations of Section 345.03(b) and not permitted when the premises is within 200' of a General Industry District; and contrary to the Area Regulations for Residence Buildings and Section 355.04, a 2,425 s/f lot is proposed where 4,800 s/f is required and instead of one-half of the lot area, 2,425 s/f is proposed where 2,145 s/f is permitted with a 20' rear yard depth required in Section 357.08; and in any use district no interior side yard on a lot occupied by a dwelling house shall be less than a 3' width for an interior lot, nor shall the aggregate width of side yards on the same premises be less than 10' and 0' are proposed, contrary to Sections 357.09(2)B of the Codified Ordinances. (Filed 3-16-06)

9:30

Calendar No. 06-43:

**1948-56 Columbus Road
Unit C**

Ward 14

**Joe Santiago
7 Notices**

Paul Koepf, owner, appeals to change the use of an existing building, subject to approval of a lot split and a newly created 2,880 square foot lot, proposing a 4,200 square foot single family dwelling to be located in a Semi-Industry District on the west side of Columbus Road at 1948-56 Columbus Road; the residential use being subject to the limitations of Section 345.03(b) and not permitted when the premises is within 200' of a General Industry District; and contrary to the Area Regulations for Residence Buildings and Section 355.04, a 4,200 s/f lot is proposed where 4,800 s/f is required and instead of one-half of the lot area, 4,200 s/f is proposed where 1,440 s/f is permitted with a 20' rear yard depth required in Section 357.08; and in any use district no interior side yard on a lot occupied by a dwelling house shall be less than a 3' width for an interior lot, nor shall the aggregate width of side yards on the same premises be less than 10' and 0' are proposed, contrary to Sections 357.09(2)B of the Codified Ordinances. (Filed 3-16-06)

**BOARD OF ZONING APPEALS
APRIL 3, 2006**

9:30

Calendar No. 06-44:

**1948-56 Columbus Road
Unit D**

Ward 14

**Joe Santiago
7 Notices**

Paul Koepf, owner, appeals to change the use of an existing building, subject to approval of a lot split and a newly created 2,886 square foot lot, proposing a 4,480 square foot single family dwelling to be located in a Semi-Industry District on the west side of Columbus Road at 1948-56 Columbus Road; the residential use being subject to the limitations of Section 345.03(b) and not permitted when the premises is within 200' of a General Industry District; and contrary to the Area Regulations for Residence Buildings and Section 355.04, a 4,480 s/f lot is proposed where 1,443 s/f is required and instead of one-half of the lot area, 4,200 s/f is proposed where 1,440 s/f is permitted with a 20' rear yard depth required in Section 357.08; and in any use district no interior side yard on a lot occupied by a dwelling house shall be less than a 3' width for an interior lot, nor shall the aggregate width of side yards on the same premises be less than 10' and side yards of 0' and 4-5' are proposed, contrary to Sections 357.09(2)B of the Codified Ordinances. (Filed 3-16-06)

9:30

Calendar No. 06-45:

3140 West 98th Street

Ward 18

**Jay Westbrook
10 Notices**

Mutual Properties, owner, and Sheldon Gross, agent, appeal to make alterations, construct a 5,119 square foot addition and establish use for Cuyahoga County Employment and Family Services on the premises of an existing one-story retail building, situated on acreage located in a General Retail Business District on the northeast corner of West 98th Street and Lorain Avenue at 3140 West 98th Street; 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 3-16-06)

**BOARD OF ZONING APPEALS
APRIL 3, 2006**

POSTPONED FROM MARCH 6, 2006

10:30

Calendar No. 06-22:

1082 East 105th Street

Ward 8

Sabra Pierce Scott

13 Notices

City of Cleveland Landbank, owner, and Maher Ali, prospective purchaser, appeal to add a gas station to an existing retail center, proposed to be situated on a 155' x 117' corner parcel located in a Local Retail Business District on the northwest corner of East 105th Street and Ostend Avenue at 1082-1098 East 105th Street; subject to the limitations of Section 343.01, a gas station is not permitted in a Local Retail Business District and is first permitted in a General Retail Business District as stated in Section 343.11 of the Codified Ordinances. (Filed 2-7-06; testimony taken.)

First postponement granted for land ownership verification and additional review of the proposed project with the local development corporation.

POSTPONED FROM MARCH 13, 2006

10:30

Calendar No. 06-27:

2051 East 125th Street

Ward 6

Patricia Britt

2 Notices

Jim & Jeff Ltd., owner, and David Putnum, agent, appeal to place three air conditioning units in the south side yard of an existing two-story multi-family building, situated on a 50' x 150' parcel in a Multi-Family District on the east side of East 125th Street at 2051 East 125th Street; contrary to Sections 357.09(b)(2)(C), a 2' side yard is proposed and in a Multi-Family District no interior side yard shall be less in width than one-fourth the height of the main building on the premises nor less than an 8' width; and air conditioning units are not a permitted interior side yard encroachment, according to the provisions of Section 357.13 of the Codified Ordinances. (Filed 2-13-06; testimony taken.)

First postponement granted for additional review of the plan for the installation of the air conditioning units in the side yard of the building.
