

BOARD OF ZONING APPEALS

JUNE 26, 2006

9:30

Calendar No. 06-99:

1148-52 Prospect Avenue

Ward 13

Joe Cimperman

10 Notices

Joshua Hall Properties and Mark Mazzone, owner, appeal to change use of an existing three story brick building from office and store to apartments and indoor storage, situated on a 42' x 105' lot located in a General Retail Business District on the south side of Prospect Avenue at 1148-52 Prospect Avenue; contrary to Section 355.04 and the Area Regulations for residence buildings in all use districts, a maximum gross floor area of 9,000 s/f is proposed where one-half the lot area, 5,670 s/f, is permitted; no front yard is proposed and a 14' front yard is required under Section 357.04 and no rear yard is proposed where 25', the distance equal to one-half of the building height, is the required rear yard as stated in Section 357.08(b)(2) of the Codified Ordinances. (Filed 5-18-06)

9:30

Calendar No. 06-100:

2222-26 Kinkel Avenue

Ward 14

Joseph Santiago

12 Notices

West Side Ministries, owner, appeal to construct a parking lot on a 76' x 135' parcel located in a Multi-Family District on the north side of Kinkel Avenue at 2222-26 Kinkel Avenue; the proposed parking lot being subject to the Requirements for Off-Street Parking and Loading 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 Residence District other than a Limited One-Family District for a parking lot, 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 the Residence 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 Residence District; and (8) and whatever conditions the Board may impose as 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 Residence District where the parking lot is to be located, as stated in Section 349.13 of the Codified Ordinances. (Filed 5-19-06)

BOARD OF ZONING APPEALS
JUNE 26, 2006

9:30

Calendar No. 06-101:

2704 Clark Avenue

Ward 14

Joseph Santiago

19 Notices

Gerald Zahler, owner, and Gennie Rodriguez, tenant, appeal to change use from a bar/tavern to a night club with live entertainment the approximate 52' x 136' space of an existing 152' x 144' one-story masonry retail building, situated on an acreage parcel located in a General Retail Business District on the north side of Clark Avenue at 2704 Clark Avenue; the proposed use being subject to the limitations of Section 347.12(a)(1), where a night club/bar with live entertainment/dance floor cannot be established within 500' of a residential district and the property abuts a residential district to the north; and Section 352.07(b)(2)A requires compliance with the landscaping requirements for a change of use; a 6' wide frontage landscaped strip of 50% year round opacity is required where the parking lot abuts the street, with installation of landscaping and screening according to the requirements under Sections 352.08 through 352.11, and a landscape plan is to be provided as stated in Section 352.12 of the Codified Ordinances. (Filed 5-24-06)

9:30

Calendar No. 06-106:

3571 West 47th Street

Ward 14

Joe Santago

5 Notices

Christopher Gonda, owner appeals to install approximately 80 lineal feet of 6' high wood, privacy fence in the actual front and side street yard of a 34' x 97' corner lot located in a Two-Family District on the northeast corner of West 47th Street and Carlos Avenue at 3571 West 47th Street; and being contrary to the Height and Opacity Requirements in the Fence Regulations, where fences in actual front yards and in actual side street yards shall not exceed 4' in height and shall be at least 50% open, except that in an actual side street yard, a fence that is set back at least 4' from the side street property line may be a maximum of 6' in height and may be open or solid, as stated in Section 358.04(a) of the Codified Ordinances. (Filed 5-24-06)

9:30

Calendar No. 06-109:

3201 Denison Avenue

Ward 15

Brian Cummins

12 Notices

Art House, Inc., owner, and Sheryl Hoffman, appeal to change to a use for offices a 25' x 56' two-story, two-family structure, situated on a 40' x 112.5' parcel located in a Multi-Family District on the south side of Denison Avenue at 3201 Denison Avenue; the proposed change not being a permitted use in a Multi-Family District under Section 337.08 of the Codified Ordinances. (Filed 5-30-06)

9:30

Calendar No. 06-111:

11402 Bellflower Road

Ward 9

Kevin Conwell

12 Notices

Case Western Reserve University, owner, appeals to construct a new two-story, center for nonprofit organizations building, situated on a 173' x 142' parcel located in a D1 Multi-Family District on the east side of Bellflower road at 11402 Bellflower Road; subject to the limitations of Section 337.08(e), a charitable institution is required to be 15' from an adjoining premises in a Residence District not used for a similar purpose, and the proposed building abuts a Multi-Family District at the northeast and southwest property lines; and contrary to Section 353.01(b), the building height proposed is 44' where the maximum height limit permitted is 35' and no parking is provided where 65 off-street parking spaces are required, specifically, 28 spaces for assembly, 14 for classrooms plus 11 for staff, and 12 spaces for office, in accordance with the requirements under Section 349.04 of the Codified Ordinances. (Filed 5-30-06)

