

BOARD OF ZONING APPEALS

MARCH 5 2007

9:30

Calendar No. 07-19:

**Violation Notice
1208 East 55th Street**

**Ward 13
Joe Cimperman**

North Coast Ferrous Supply, Inc. and Albert Newyear appeal under the authority of the Section 76-6 of the Cleveland City Charter and Section 329.02(d) of the Codified Ordinances from a Notice of Violation issued by the Department of Building and Housing on January 9, 2007 for failure to comply with the Zoning Regulations of Section 347.06 of the Codified Ordinances. (Filed 2-7-07)

9:30

Calendar No. 07-22:

1860 East 55th Street

**Ward 7
Fannie Lewis
9 Notices**

Yoav Golan, owner, appeals to erect a 4,000 square foot addition to an existing one-story retail building, proposed to be situated on an 85' x 101' consolidated corner parcel located in a Semi-Industry District on the southwest corner of East 55th Street and Hough Avenue at 1860 East 55th Street; contrary to the Off-Street Parking and Loading Requirements, no accessory off-street parking is proposed for the addition and one space is required for every 500 square feet of the new addition, which equals an additional 8 accessory off-street parking spaces that are required, according to the provisions in Section 349.04(f) of the Codified Ordinances. (Filed 2-13-07)

9:30

Calendar No. 07-23:

10532 St. Clair Avenue

**Ward 8
Sabra Pierce Scott
10 Notices**

Glenville Development Corporation, owner, and Darren Harris appeal to a one-story retail store building on an 80.54' x 151.02' corner parcel in a Local Retail Business District on the southeast corner of St. Clair Avenue and Parkwood Drive at 10532 St. Clair Avenue; contrary to Section 357.05(a) a 3'-4" side yard is provided where a 5' side yard is required and a 4' side yard at the rear one-third portion of the lot is contrary to Section 357.05(b)(1) that requires 10' and a 6' wide frontage landscaped strip providing 50% year-round opacity is required along Parkwood Drive, according to the provisions of Section 352.11 of the Codified Ordinances. (Filed 2-16-07)

POSTPONED FROM FEBRUARY 20, 2007

10:30

Calendar No. 07-15:

4559-61 West 174th Street

**Ward 20
Martin Sweeney
4 Notices**

The Cuyahoga Metropolitan Housing Authority, owner, appeals to install 37 linear feet of 4' high chain link fence in a front yard and 90 linear feet of 8' high chain link fence in a northerly side yard portion of an acreage parcel, situated in an A1 One-Family District on the east side of West 174th Street where it intersects with Parkmount Avenue at 4559-61 West 174th Street; contrary to the Fence Regulations a chain link fence is not permitted in the front yard of a Residence District and an 8' fence height is proposed where a fence in the interior side yard may not exceed 6' in height, with a distance between 3' to 4' where the fence may not be placed closer to a residence on the neighboring lot than the height of the fence, as stated in Section 358.04(c) of the Codified Ordinances. (Filed 2-2-07; no testimony taken.)

First postponement granted for a hearing with a full complement of the Board.