BOARD OF ZONING APPEALS NOVEMBER 3, 2008 CITY RECORD

9:30 Ward 18 Calendar No. 08-180: 9523-25 Detroit Avenue Jay Westbrook 4 Notices

Ali Lotfi-Fard, owner, appeals to change use from light manufacturing to tire repair shop in an existing one-story masonry building on 60.36' x 162.52' corner parcel in a Semi-Industry District; and the proposed use is within 100 feet of a Multi-Family District contrary to Section 345.03(c)(2) of the Codified Ordinances. (Filed 10-2-08)

9:30 Ward 10 Calendar No. 08-183: 866-884 East 146th Street Roosevelt Coats 19 Notices

Cleveland Metropolitan School District, owner, appeals to construct a parking lot and to install an 8 foot high fence on an acreage parcel in a B1 Two-Family District; the proposed parking lot being subject to the provisions of Section 349.13(c) and required approval from the Board of Zoning Appeals; and contrary to Section 358.04(a) an 8 foot high fence exceeds the height limitation of 6 feet for fences in actual rear yards and actual interior side yards. (Filed 10-9-08)

9:30 Ward 13 Calendar No. 08-184: 3804 Whitman Avenue Joe Cimperman 3 Notices

Civic Investments LLC, owner, propose to place a driveway to be used for parking along the east side of a single family dwelling on a 31.50' x 66' parcel in a B1 Two-Family District; and pursuant to Section 349.05(a) all such parking spaces shall be located behind the setback building line and not located within 10 feet of any walls of a residential building or structure if such wall contains a ground floor opening designed to provide light or ventilation. (Filed 10-10-08)

9:30 Ward 5
Calendar No. 08-186: 5806 Woodland Avenue Phyllis Cleveland
5 Notices

Cleveland Public Library, owner, appeals to construct an addition to the Woodland Branch Library, proposed to be on consolidated parcels located in zoning for Semi-Industry and C1 Multi-Family Districts; subject to the limitations of Section 337.08(e)(1) a public library building and uses are permitted if located not less than 15 feet from a Residence District. (Filed 10-10-08)

9:30 Ward 13 Calendar No. 08-187: 811 Literary Road Joe Cimperman 5 Notices

6530 Carnegie Ltd. and Giancarlo Calicchia, owner, appeal to install an 8.4' high ornamental fence and a 7 foot high fence on a 28' x 66' parcel in a General Retail Business District; and pursuant to Section 358.05(a)(1) of the Fence Regulations, in non-residential districts fences in actual front yards and side street yards shall not exceed 4 feet in height and shall be at least fifty percent (50%) open above 2 feet in height; and fences in actual rear yards and actual interior side yards shall not exceed 6 feet in height and may be open or solid. (Filed 10-13-08)

POSTPONED FROM OCTOBER 6, 2008

10:30 Ward 17
Calendar No. 08-167: 5110 Clark Avenue Matthew Zone
11 Notices

Prime Properties, LLC, owner, appeal to add a drive-through at an existing gas station located on a 117.33' x 132' corner parcel in a General Retail Business District; contrary to Sections 347.16(d)(4), pedestrian routes between the entrances to principal structures and any parking area or sidewalk that require the crossing of drive-through lanes to be either avoided or clearly identified by pavement markings or signage and none is proposed; no measurement is shown for drive-through and by-pass lanes that must be a minimum of 10 feet wide and the number for off-street stacking spaces is not indicated for customer vehicles in a drive-through lane, contrary to Sections 347.16(d)(3) and Sections 347.16(d)(1). No landscaping is proposed where a 10 foot wide landscaping strip with 75 percent year-round opacity is required at the rear of the property between the General Retail District and the abutting Two-Family District, and a 4 foot wide landscaping frontage strip with 50 percent year-round opacity is required along Clark Avenue contrary to Section 352.11. (Filed 8-19-08; no testimony taken.)

First postponement requested by the current tenant for the property.