BOARD OF ZONING APPEALS NOVEMBER 7, 2005

9:30 Ward 13

Calendar No. 05-314: 1361-95 East 55th Street Joe Cimperman 20 Notices

VIP East 55thStreet, Inc., owner, and Rick Semersky appeal to use for interior and exterior storage of building materials the use previously granted by the Board of Zoning Appeals in Calendar No. 97-102, that permitted the conversion of an existing office area of a former warehouse facility into program space for health care for the homeless in a one-story masonry building, situated on a 224' x 305' irregular shaped corner parcel, located in split zoning between General Retail Business and Two-Family Districts on the northeast corner of East 55th Street and Bonna Avenue at 1361-95 East 55th Street; the proposed use is first permitted in a Semi-Industry District and subject to the restrictions of Section 337.03, and Section 343.11; with the Board of Zoning Appeals variance authority being limited, as stated in Section 329.03(d)(3) of the Codified Ordinances. (Filed 10-4-05)

9:30 Ward 7
Calendar No. 05-317: 1802 Crawford Road Fannie Lewis
9 Notices

Hermenia, Inc., owner, and Nate Taylor appeal to construct an accessory parking lot to provide additional spaces for an existing three-story nursing home building, situated on a 113' x 206' irregular shaped parcel in a Multi-Family District on the west side of Crawford Road at 1802 Crawford Road; subject to the provisions of Section 337.08(e) the Board of Zoning Appeals approval is required where a nursing home and its uses are located less than 15' from a residential district and Section 337.14 requires that the parking spaces be located behind the setback building line with the accessory off-street parking spaces, driveways and maneuvering areas properly graded for drainage so that all water is drained within the parking lot; and a 6' wide frontage landscape strip is required along Crawford Avenue, according to Section 352.11 of the Codified Ordinances. (Filed 10-7-05)

9:30 Ward 13
Calendar No. 05-318: 3101 Clinton Avenue Joe Cimperman
3 Notices

Louis Makar, owner, appeals to erect a 22'-6" x 33' one-story, frame garage addition to the rear of an existing single family residence that is situated on a 59.5' x 107' parcel, located in a Two-Family District on the south side of Clinton Avenue at 3101 Clinton Avenue; a rear yard depth of 11'-3" is provided, contrary to a required 20' rear yard, as stated in Section 357.08 of the Codified Ordinances. (Filed 10-12-05)

BOARD OF ZONING APPEALS NOVEMBER 7, 2005

9:30 Ward 20

Calendar No. 05-319: 17800 Parkmount Avenue Martin Sweeney 14 Notices

The Cuyahoga Metropolitan Housing Authority, owner, and Dominick Durante, agent, appeal to install an 8' high wooden fence along the rear yard property line of the Riverside Estates and to the south of residential properties located on Martha Avenue between West 174th Street and Interstate 71 in a B1 Two-Family District; as proposed, the fence height in the actual rear yard of a residence district exceeds the maximum 6' height that is permitted, as stated in Section 358.04(a) of the Codified Ordinances. (Filed 10-12-05)

9:30 Ward 13

Calendar No. 05-320: 710 Jefferson Avenue Joe Cimperman 20 Notices

UGP Properties LLC, owner, Corvallis Development and John Sandrock, agent, appeal to change a six story former printing facility to a restaurant and 102 residential apartments, situated on a 144' x 264' parcel in a B1 Two-Family District on the north side of Jefferson Avenue at 710 Jefferson Avenue; the proposed use being subject to the limitations of Section 337.02 and not permitted in a Two-Family District; and contrary to Section 355.04, the gross floor area is six times the allowed square footage in a "B" Area District, instead of one-half of the lot area, or 17,900 s/f; and contrary to Section 353.01, a 78' height is proposed in a "1" Height District, where the height cannot exceed 35' and accessory off-street parking spaces must be at least 180 square feet, according to Section 352.03 of the Codified Ordinances. (Filed 10-13-05)

9:30 Ward 9
Calendar No. 05-321: 728 East 131st Street Kevin Conwell
2 Notices

Cleveland Housing Network LP XXI, owner, and Delorce Graham, agent, appeal to install 66' of 4' high chain link fence in the actual front yard of an approximate 50' x 116' corner parcel in a Multi-Family District on the southwest corner of East 131st Street and Brackland Avenue at 728 East 131st Street; contrary to the Fence Regulations, chain link fence is proposed in the actual front yard of a Residence District where it is not permitted, according to Section 358.04(c)(1) of the Codified Ordinances. (Filed 10-13-05)

BOARD OF ZONING APPEALS NOVEMBER 7, 2005

POSTPONED FROM SEPTEMBER 26, 2005

10:30 Ward 13

Calendar No. 05-211: 3905 Clinton Avenue Joe Cimperman 11 Notices

Harsax, Inc., owner c/o Dave Cooper, and Rysar Properties c/o Tim Goldstein, agent, appeal to erect a five unit, townhouse structure to be situated on a 66' x 185' lot, located in a B1 Two-Family District on the south side of Clinton Avenue at 3905 Clinton Avenue; the multi-unit townhouse structure is contrary to Section 337.03; and in a "B" Area District, the maximum gross floor space of a residential building cannot exceed one-half of the lot area, as stated in Section 355.04 of the Codified Ordinances. (Filed 6-1-05; no testimony taken.)

Third postponement requested by Harsax, Inc. for time to meet with the Ohio City Near West organization and the Landmarks Commission about the project.