

**BOARD OF ZONING APPEALS
MARCH 21, 2005**

9:30

Calendar No. 05-36:

6550 Baxter Avenue

Ward 12

Edward Rybka

23 Notices

Cleveland Catholic Diocese, owner c/o John Reali, and Thomas Tomsik, agent, appeal to construct a 47' x 215' four-story addition to the existing Central Catholic High School building, to provide for classrooms, administrative offices, a chapel and a one-story gymnasium, proposed to be situated on acreage located in a B1 Two-Family District on the south side of Baxter Avenue and East 67th Street at 6550 Baxter Avenue; contrary to the Regulations for Residence Districts and Section 337.03(b), the building addition requires the Board of Zoning Appeals approval to determine if adequate yard spaces and other safeguards to preserve the character of the neighborhood are provided; and that there is appropriate design and location that meet a community need without adversely affecting the neighborhood, as stated in Section 337.02(f)(3)A of the Codified Ordinances. (Filed 2-18-05)

9:30

Calendar No. 05-37:

6412 Carl Avenue

Ward 13

Joe Cimperman

3 Notices

Ismael Malave, owner, appeals to install 80 l/f of 4' high chain link fence and three gates along the front yard and western perimeter of the front yard setback of a 40' x 138' lot in a B1 Two-Family District, contrary to the Fence Regulations that require only an ornamental fence material may be installed in actual front yards in Residence Districts, as stated in Section 358.04(c)(1) of the Codified Ordinances. Filed 2-18-05

**BOARD OF ZONING APPEALS
MARCH 21, 2005**

9:30

Calendar No. 05-38:

4081 West 150th Street

Ward 20

Martin Sweeney

7 Notices

3D Real Estate Management Ltd., owner c/o Norm Slemenda, and Aero Instruments c/o John Creech, appeal for installation and use as a parking lot for 21 spaces a 9,000 s/f grass field, for a temporary period of 18 months, situated in a B3 General Industry District on the east side of West 150th Street at 4081 West 150th Street; as proposed, the off-street parking is contrary to Section 349.07(a) that requires all accessory off-street parking spaces to be properly graded for drainage within the lot and that the lot shall be surfaced with asphalt or concrete and maintained according to the Requirements for Off-Street Parking and Loading as stated in the Codified Ordinances. (Filed 2-25-05)

9:30

Calendar No. 05-40:

11124 Fidelity Avenue

Ward 19

Dona Brady

15 Notices

Cleveland Christian Home, owner c/o Beatrix Gasslein, appeal to construct a 27' x 77' two-story, six units apartment building to the south of the Cleveland Christian Home buildings, facing Fidelity Avenue and situated on an irregular shaped corner lot in a B1 Two-Family District near the southwest corner of Fidelity Avenue and Bosworth Road at 11124 Fidelity Avenue; with the proposed construction being subject to the limitations of Section 337.03 where a multi-family apartment building is not permitted in a B1 Two-Family District but first allowed in a Multi-Family District as stated in Section 337.08 of the Codified Ordinances. (Filed 2-25-05)

BOARD OF ZONING APPEALS

POSTPONED FROM FEBRUARY 22, 2005

10:30

Calendar No. 04-321:

13528-30 Miles Avenue

Ward 1

Joe Jones

6 Notices +

Marvin Butler, owner, appeals to change from a poultry house to wrecking, storage and auto repair, the use of an existing 48' x 76' one-story, brick building, situated on an approximate 38,400 s/f lot in a Semi-Industry District on the south side of Miles Avenue at 13528-30 Miles Avenue; contrary to Section 345.03, the proposed use is not permitted in the Semi-Industry District but first permitted in a General Industry District and is subject to Sections 345.04(a)(4) that require auto wrecking to be in an area of 50,000 s/f; and open storage with auto wrecking to be enclosed by a minimum 7' high solid, masonry wall or slightly solid, non-transparent, well-maintained substantial fence, as stated in Sections 345.04(a)(3) of the Codified Ordinances. (Filed 12-13-04; testimony taken.)

Postponed for appellant to meet with neighborhood community groups about his project and to submit a final plan approved by the local Business Revitalization District Committee for the proposed use.

POSTPONED FROM FEBRUARY 28, 2005

10:30

Calendar No. 04-330:

**Appeal of
North Coast Payphones
ClevePhones, Inc.**

North Coast Payphones/ClevePhones, Inc. c/o Howard Meister, president, appeals under Section 76-6 of the Charter of the City of Cleveland from an order to remove outdoor payphones from thirteen (13) sites, identified by the Commissioner of Assessments and Licenses on December 14, 2004, under the authority of Section 670B.06, where the appellant is ordered to remove the payphones that have been declared a nuisance by the Director of Public Safety. (Filed 12-27-04; no testimony taken.)

Ward 5

3939 Community College Ave.
3939 Community College Ave.

Ward 7

79th and Cornelia
74th and Superior
74th and Superior
74th and Superior
77th and Superior- Permit #155
79th and Superior
79th and Wade Park- Permit #41
84th and Superior- Permit #93

Ward 6

East 121st and Larchmere

Ward 17

58th and Lorain
58th and Lorain

Second postponement requested by appellant's counsel due to scheduling conflict.

