BOARD OF ZONING APPEALS APRIL 4, 2005

9:30 Ward 17
Calendar No. 05-43: 5803 Bridge Avenue –Unit A Matthew Zone
16 Notices

Detroit Shoreway Community Development Association, owner c/o Matthew Bennett, agent, appeals to erect a three-story townhouse unit on a 1,160 s/f lot, situated on a 40′ x 100′ corner lot in a C1 Multi-Family District on the southwest corner of Bridge Avenue and West 58th Street; subject to the limitations of Section 337.031(g), in an (RA) Townhouse District and any zoning district that allows townhouse development, a 20′ rear yard depth is required and 6′ is proposed; and a lot area of 1,160 s/f is proposed, where 1,750 s/f per townhouse unit is required; and any townhouse development of three or more units shall establish a homeowners association to ensure coordination of exterior alterations and maintenance; and an agreement that cites the restrictions requires approval of the City Planning Commission Director, prior to the building permit being issued, as stated in Section 337.031(k) of the Codified Ordinances. (Filed 3-2-05)

9:30

Calendar No. 05-44: 5803 Bridge Avenue –Unit B Ward 17

Detroit Shoreway Community Development Association owner c/o Matthew Bennett, agent, appeals to erect a three-story townhouse unit on a 1,350 s/f lot situated on a 40′ x 100′ corner lot in a C1 Multi-Family District on the southwest corner of Bridge Avenue and West 58th Street; subject to the limitations of Section 337.031(g), in an (RA) Townhouse District and in any zoning district that allows townhouse development, a 20′ rear yard depth is required and 6′ is provided, with a lot area of 1,350 s/f proposed, where 1,750 s/f per townhouse unit is required; and any townhouse development of three or more units shall establish a homeowners association to ensure coordination of exterior alterations and maintenance; and an agreement that cites the restrictions requires approval of the City Planning Commission Director, prior to the building permit being issued, as stated in Section 337.031(k) of the Codified Ordinances.

0.20

9:30

Calendar No. 05-45: 5803 Bridge Avenue –Unit C Ward 17

Detroit Shoreway Community Development Association owner c/o Matthew Bennett, agent, appeals to erect a three-story townhouse unit on a 1,500 s/f lot, situated on a 40′ x 100′ corner lot in a C1 Multi-Family District on the southwest corner of Bridge Avenue and West 58th Street; subject to the limitations of Section 337.031(g), in an (RA) Townhouse District and any zoning district that allows townhouse development, a 20′ rear yard depth is required and 6′ is provided with a lot area of 1,500 s/f proposed, where 1,750 s/f per townhouse unit is required; and any townhouse development of three or more units shall establish a homeowners association to ensure coordination of exterior alterations and maintenance; and an agreement that cites the restrictions requires approval of the City Planning Commission Director, prior to the building permit being issued, as stated in Section 337.031(k) of the Codified Ordinances.

BOARD OF ZONING APPEALS APRIL 4, 2005

9:30 Ward 17 Calendar No. 05-46: 5713 Bridge Avenue –Unit D **Matthew Zone** 16 Notices

Detroit Shoreway Community Development Association owner c/o Matthew Bennett, agent, appeals to erect a three-story townhouse unit on a 1,520 s/f lot, situated on a 40' x 169' corner lot in a C1 Multi-Family District on the southeast corner of Bridge Avenue and West 58th Street; subject to the limitations of Section 337.031(g) in an (RA) Townhouse District and any zoning district that allows townhouse development, a 20' rear yard depth is required and 6' is provided, with a lot area of 1,520 s/f proposed, where 1,750 s/f per townhouse unit is required; and any townhouse development of three or more units shall establish a homeowners association to ensure coordination of exterior alterations and maintenance; and an agreement that cites the restrictions requires approval of the City Planning Commission Director, prior to the building permit being issued, as stated in Section 337.031(k) of the Codified Ordinances. (Filed 3-2-05)

9:30

Calendar No. 05-47: 5713 Bridge Avenue –Unit E Ward 17

Detroit Shoreway Community Development Association owner c/o Matthew Bennett, agent, appeals to erect a three-story townhouse unit on a 1,350 s/f lot, situated on a 40' x 169' corner lot in a C1 Multi-Family District on the southeast corner of Bridge Avenue and West 58th Street; subject to the limitations of Section 337.031(g), in an (A) Townhouse District and any zoning district that allows townhouse development, a 20' rear yard depth is required and 6' is provided, with a lot area of 1,350 s/f proposed, where 1,750 s/f per townhouse unit is required; and any townhouse development of three or more units shall establish a homeowners association to ensure coordination of exterior alterations and maintenance; and an agreement that cites the restrictions requires approval of the City Planning Commission Director, prior to the building permit being issued, as stated in Section 337.031(k) of the Codified Ordinances.

9:30

5713 Bridge Avenue –Unit F Calendar No. 05-48: Ward 17

Detroit Shoreway Community Development Association owner c/o Matthew Bennett, agent, appeals to erect a three-story townhouse unit on a 1,350 s/f lot, situated on a 40' x 169' corner lot in a C1 Multi-Family District on the southeast corner of Bridge Avenue and West 58th Street; subject to the limitations of Section 337.031(g), in an (RA) Townhouse District and any zoning district that allows townhouse development, a 20' rear yard depth is required and 6' is provided, with a lot area of 1,350 s/f proposed, where 1,750 s/f per townhouse unit is required; and any townhouse development of three or more units shall establish a homeowners association to ensure coordination of exterior alterations and maintenance; and an agreement that cites the restrictions requires approval of the City Planning Commission Director, prior to the building permit being issued, as stated in Section 337.031(k) of the Codified Ordinances.

BOARD OF ZONING APPEALS APRIL 4, 2005

Ward 17

Calendar No. 05-49: 5713 Bridge Avenue –Unit G Matthew Zone 16 Notices

Detroit Shoreway Community Development Association owner c/o Matthew Bennett, agent, appeals to erect a three-story townhouse unit on a 1,350 s/f lot, situated on a 40′ x 169′ corner lot in a C1 Multi-Family District on the southeast corner of Bridge Avenue and West 58th Street; subject to the limitations of Section 337.031(g) in an (RA) Townhouse District and any zoning district that allows townhouse development, a 20′ rear yard depth is required and 6′ is provided, with a lot area of 1,350 s/f proposed, where 1,750 s/f per townhouse unit is required; and any townhouse development of three or more units shall establish a homeowners association to ensure coordination of exterior alterations and maintenance; and an agreement that cites the restrictions requires approval of the City Planning Commission Director, prior to the building permit being issued, as stated in Section 337.031(k) of the Codified Ordinances. (Filed 3-2-05)

9:30

Calendar No. 05-50: 5713 Bridge Avenue –Unit H Ward 17

Detroit Shoreway Community Development Association owner c/o Matthew Bennett, agent, appeals to erect a three-story townhouse unit on a 1,160 s/f lot, situated on a 40′ x 169′ corner lot in a C1 Multi-Family District on the southeast corner of Bridge Avenue and West 58th Street; subject to the limitations of Section 337.031(g), in an (RA) Townhouse District and any zoning district that allows townhouse development, a 20′ rear yard depth is required and 6′ is provided, with a lot area of 1,160 s/f proposed, where 1,750 s/f per townhouse unit is required; and any townhouse development of three or more units shall establish a homeowners association to ensure coordination of exterior alterations and maintenance; and an agreement that cites the restrictions, requires approval of the City Planning Commission Director, prior to the building permit being issued, as stated in Section 337.031(k) of the Codified Ordinances.

9:30 Ward 11
Calendar No. 05-53: 16800 South Waterloo Road Michael Polensek
11 Notices

Musmor Properties LLC c/o Tom Grist, and Dan Roberts, agent, appeal to establish use as a scrap metal recycling operation, situated on acreage located in zoning for Semi-Industry and General Industry Districts on the south side of Waterloo Road at 16800 South Waterloo Road; contrary to Section 345.03, the proposed use is not permitted in a Semi-Industry District but first permitted in a General Industry District. (Filed 3-10-05)

9:30 Appeal of Nick Simone Calendar No. 05-14: 1958-60 East 120th Street Ward 6

Nick Simone, property owner, appeals under Section 76-6 of the Charter of the City of Cleveland and Section 329.02(d) of the Cleveland Codified Ordinances from a decision of the Landmarks Commission on June 24, 2004 to Disapprove an Application for a Certificate of Appropriateness for the installation of vinyl siding on the existing dwelling house.(Reinstated 3-14-05)

BOARD OF ZONING APPEALS APRIL 4, 2005 POSTPONED FROM FEBRUARY 22, 2005

10:30 Ward 8

Calendar No. 04-323: 10705 Superior Avenue Sabra Pierce Scott

6 Notices

Leona Albritton, owner, and Alfreda Davis, tenant, appeal to establish a Type A Day Care use in an existing 2 $\frac{1}{2}$ -story, two family dwelling house, situated on a 40' x 140' lot in a General Retail Business District on the north side of Superior Avenue at 10705-07 Superior Avenue; the proposed use abuts a Two-Family District and by reference as regulated in a Multi-Family District in Section 337.08(e)(3), a day care and its uses, if located less than 15' from a Residential District, requires the Board of Zoning Appeals approval and also to determine if there are adequate yard spaces and other safeguards to preserve the character of the neighborhood and if the use is appropriately located and designed to meet a community need without adversely affecting the neighborhood, as stated in Section 337.02(f)(3)C of the Codified Ordinances. (Filed 12-14-04; testimony taken.)

Second postponement granted for appellant to provide an improved site plan, showing an outdoor play area, the patron drop off and pick up location, the staff parking area and placement of the dumpster, as it is all proposed to be located on the appellant's property.

POSTPONED FROM FEBRUARY 28, 2005

10:30 Ward 17 Calendar No. 05-23: 7300 Clark Avenue Matt Zone 7 Notices

Mark Bouguerra, owner, appeals to erect an additional 40' x 50' one-story building for storage of construction materials *and for a use as auto repair* on a 130' x 122' corner lot in a General Retail Business District on the northwest corner of Clark Avenue and West 73rd Street at 7300 Clark Avenue; the proposed storage of construction equipment and use being prohibited under Section 343.11 and being first permitted in Section 345.03 for a Semi-Industry District; *and the use for auto repair when permitted must also be at least a 100' distance from a Residential District;* and a 10' wide transition/landscaping strip that provides 75% year-round opacity is required where the property abuts a Two-Family District as stated in Section 352.09 through Section 352.11 of the Codified Ordinances. (Filed 1-27-05; testimony taken)

First postponement granted for the appellant to consult with the Councilman, the Community Development neighborhood planner and the Stockyard Development Corporation for additional review of the proposed project.
