BOARD OF ZONING APPEALS OCTOBER 1, 2007

9:30

Calendar No. 07-174:

10923 Magnolia Drive

Ward 8 Sabra Pierce Scott 16 Notices

Magnolia Place Otis House Condominium Association, owner, and The Montessori Development Partnership, prospective purchaser, appeal to change use from a three dwelling unit Class A Multiple Dwelling, to a rooming house/dormitory, Class B Multiple Dwelling for 10 to 15 students and "house parent", an existing two and one-half story brick dwelling structure located on the front of a 116' x 188' irregular shaped lot and a two-story carriage house on the rear of said lot, all located in an AA1 Limited One Family District at 10923 Magnolia Drive; and in a Limited One Family Zoning District, dormitories operated by an existing permitted school are a permitted use provided they are not operated as a gainful business and if permitted after public notice and public hearing by the Board of Zoning Appeals under appropriate safeguards and such special conditions as the Board deems necessary, and if in the judgment of the Board such uses and buildings are appropriately located and designed and will meet a community need without adversely affecting the neighborhood, according to Section 337.01(a)(2) of the Codified Ordinances.

(Filed 8-22-07)

9:30 Calendar No. 07-178:

9709 Meech Avenue

Ward 2 Robert White 13 Notices

James Gills, owner, appeals to establish use for storage of automobiles and specifically not pending wrecking or dismantling, proposed to be situated on a 40' x 125' parcel in a General Industry District on the north side of Meech Avenue at 9709 Meech Avenue; where an 8 foot high, non-covered chain link fence is provided, and the use of outdoor vehicle storage requires screening with 75 percent or greater opacity of sufficient height to conceal the outdoor automobile storage from the ground floor level view on adjoining properties and from the street, as stated in Section 352.10(a)(3)(b) of the Codified Ordnances. (Filed 8-29-07)

9:30

Calendar No. 07-179: 9801 Meech Avenue

Ward 2

James Gills, owner, appeals to establish use for storage of automobiles and specifically not pending wrecking or dismantling, proposed to be situated on a 40' x 125' parcel in a General Industry District on the north side of Meech Avenue at 9801 Meech Avenue; where an 8 foot high, non-covered chain link fence is provided, and the use of outdoor vehicle storage requires screening with 75 percent or greater opacity of sufficient height to conceal the outdoor automobile storage from the ground floor level view on adjoining properties and from the street, as stated in Section 352.10(a)(3)(b) of the Codified Ordnances.

9:30

Calendar No. 07-180: 9805 Me

9805 Meech Avenue

Ward 2

James Gills, owner, appeals to establish use as auto repair and storage of automobiles for repair, specifically not pending wrecking or dismantling, proposed to be on a 40' x 125' parcel in a General Industry District on the north side of Meech Avenue at 9805 Meech Avenue; contrary to Section 352.10(a)(3)(b), an 8 foot high, non-covered chain link fence is provided, and the use of outdoor vehicle storage requires screening with 75 percent or greater opacity of sufficient height to conceal the outdoor automobile storage from the ground floor level view on adjoining properties and from the street; and no accessory off street parking spaces are provided where one space per each three employees must be provided on a paved, graded and drained surface, according to the provisions of Section 349.04(j) and Section 349.07(a) of the Codified Ordinances.

BOARD OF ZONING APPEALS OCTOBER 1, 2007

9:30 Ward 2 Calendar No. 07-181: 9809 Meech Avenue Robert White 13 Notices

James Gills, owner, appeals to establish use for storage of automobiles and specifically not pending wrecking or dismantling, proposed to be situated on a 40' x 125' parcel in a General Industry District on the north side of Meech Avenue at 9809 Meech Avenue; where an 8 foot high, non-covered chain link fence is provided, and the use of outdoor vehicle storage requires screening with 75 percent or greater opacity of sufficient height to conceal the outdoor automobile storage from the ground floor level view on adjoining properties and from the street, as stated in Section 352.10(a)(3)(b) of the Codified Ordinances. (Filed 8-29-07)

9:30 Ward 13

Calendar No. 07-182: 2222 Detroit Avenue- Unit 912 Joe Cimperman

Charles Beau Daane appeals under the authority of Section 76-6(b) of the Cleveland City Charter and Section 329.02(d) of the Cleveland Codified Ordinances from an action of the City Planning Commission dated March 2, 2007, granting a motion to approve the request to amend the Planned Unit Development for Stonebridge Towers, Phase 4, by approving the as-built drawings of the parking spaces for the parking garage. (Filed 8-30-07)

9:30 Ward 13 Calendar No. 07-186: 2222 Detroit Avenue- Unit 714 Joe Cimperman

Jessica L. Doinidis appeals under the authority of Section 76-6(b) of the Cleveland City Charter and Section 329.02(d) of the Cleveland Codified Ordinances from an action of the City Planning Commission dated March 2, 2007, granting a motion to approve the request to amend the Planned Unit Development for Stonebridge Towers, Phase 4, by approving the as-built drawings of the parking spaces for the parking garage. (Filed 8-31-07)

9:30 Ward 21 Calendar No. 07-189: 4081 Rocky River Drive Martin Keane 7 Notices

Lucy Champa, owner, appeals to add a "drive-through" window to an existing ice cream store, situated on a 65' x 242.95' parcel in a General Retail business District on the east side of Rocky River Drive at 4081 Rocky River Drive; a lot width of 65 feet is proposed and a drive-through establishment shall have a minimum lot width of 80 feet as stated n Section 347.16(f) of the Codified Ordinances. (Filed 9-5-07)

9:30 Violation Notice Ward 12 Calendar No. 07-190: 3303 East 55th Street Anthony Brancatelli

Sheila Rose appeals under the authority of Section 76-6 of the Cleveland City Charter and Section 329.02(d) of the Cleveland Codified Ordinances from a Notice of Violation issued on August 21, 2007 by the Department of Building and Housing for illegal parking of commercial motor vehicles in excess of the weight limit of one and one-half tons located on the property at 3303 East 55th Street. (Filed 9-5-07)