

BOARD OF ZONING APPEALS
JANUARY 25, 2010

9:30

Calendar No. 09-260:

13835 Enterprise Avenue

Ward 18 / 20

Martin Sweeney

13 Notices

Nick Gantner, owner, appeals for a use of an existing nonconforming bingo hall located in a B1 Semi-Industry District, contrary to conditions imposed with a variance granted in Calendar No. 05-224; and subject to the limitations of Sections 347.12(a)(1) and (2) being contrary to the distance requirements of at least 500 feet from a residence district and at least 500 feet from another such use; and 78 additional parking spaces are needed, according to Section 349.04(e) of the Cleveland Codified Ordinances. (Filed 12-22-09)

9:30

Calendar No. 09-262:

16208 St. Clair Avenue

Ward 11

Michael Polensek

26 Notices

Najib Chedid, owner, Danny Chedid and Mike Ajoury appeal to construct a building for mercantile use (retail stores and drive-through) on an irregular shaped, acreage corner parcel in split zoning between a C2 Local Retail Business District and a B1 Two-Family District, where the mercantile use is not a permitted use in Section 337.03 and five (5) spaces are the required between the entrance street and the first station for drive-through lanes according to Section 347.16(d)(1); and landscaped strips shall be separated by curbing as stated in Section 352.05(g) of the Cleveland Codified Ordinances. (Filed 12-23-09)

9:30

Calendar No. 09-266:

18605 Flamingo Avenue

Ward 19 / 21

Martin Keane

5 Notices

Mack Cameron, owner, appeals to erect an 8' x 39' wheelchair ramp on a 39.32' x 135' parcel in an A1 One-Family District where a wheelchair ramp is not a permitted encroachment in the provisions of Section 357.13 of the Cleveland Codified Ordinances. (Filed 12-29-09)

9:30

Calendar No. 09-267:

2810-2914 Seymour Avenue

Ward 14

Brian Cummins

11 Notices

Andrew Dever, owner, appeals to erect a 22'4" x 32'10" addition and a 14'8" x 32'10" addition to an existing one-story 40' x 32'10" masonry, reverse gable garage, proposed to be on corner parcels located in a B1 Two-Family District; subject to the limitations of Section 337.23(a) no main building is provided and storage of a one ton commercial truck, contractor equipment and tools is first allowed in a Semi-Industry District according to Section 345.03 of the Cleveland Codified Ordinances. (Filed 12-30-09)

POSTPONED FROM SEPTEMBER 14, 2009

10:30

Calendar No. 09-146:

4305-09 State Road

Ward 13 /15

Kevin Kelley

6 Notices

John Zajac, owner, appeals to establish a parking lot as the principal use of a vacant 44' x 120' corner parcel in a General Retail Business District; subject to the provisions in Sections 352.08 through 352.12, a 10 foot landscaped transition strip providing 75 percent year-round opacity is required along the rear of the lot that abuts a residential district, and a 6 foot wide, landscaped frontage strip providing 50 percent year-round opacity is required where the lot abuts State Road and Searsdale Avenue, as stated in the Cleveland Codified Ordinances. (Filed 7-14-09; no testimony taken.)

First postponement requested by the applicant.

POSTPONED FROM NOVEMBER 2, 2009

10:30

Calendar No. 09-203:

2487 West 25th Street

Ward 14

Brian Cummins

8 Notices

George Sass, owner, appeals to establish use as an auto wrecking/repair/salvage yard an acreage parcel in a General Industry District; subject to the provisions of Section 345.04(a)(4), the yard must be enclosed within a minimum 7-foot high, solid masonry wall or slightly solid, nontransparent, well-maintained substantial fence and 60 lineal feet of the rear yard is not enclosed as required in the Cleveland Codified Ordinances. (Filed 9-28-09; testimony taken.)

First postponement taken for community consensus that includes input from the local block club organization(s) and the Councilman about the applicant's proposed plan and to address issues raised by neighboring property owners regarding operations and site maintenance of the business.

POSTPONED FROM JANUARY 4, 2010

10:30

Calendar No. 09-248:

1859-65 West 25th Street

Ward 3 /13

Joe Cimperman

15 Notices

Heil Building Inc., owner, and Cleveland Garage LLC, tenant, appeal to change from a bar/restaurant to a bar/restaurant with live entertainment the use in a two-story mixed use building located on a corner parcel in a General Retail Business District; subject to the limitations of Sections 347.12(a)(1)(2), amusement/entertainment uses, where permitted in a particular district, shall not be established within 500 feet of a residential district or another entertainment use, and the proposed use is within 500 feet of a residential district to the north and it abuts another entertainment use; and no parking is provided on the premises, contrary to Section 349.02(e) that requires an accessory off-street parking area equal to three times the gross floor area as stated in the Cleveland Codified Ordinances. (Filed 11-17-09; no testimony taken.)

First postponement requested by the applicant for additional community consensus about the plan.