

**BOARD OF ZONING APPEALS  
FEBRUARY 22, 2010**

**9:30**

**Calendar No. 10-11:**

**2124-2190 Brookpark Road**

**Ward 13**

**Kevin Kelley**

**7 Notices**

Lodar, Inc., owner, and Cicogna Sign Company, agent, appeal to erect an 8' 4" x 15' double faced, 25 foot high, illuminated, steel gauge, shopping center identification pole sign facing Brookpark Road on corner acreage in a Semi-Industry District, where a sign measuring 150 square feet is requested and 125 square feet is allowed; and no more than two businesses in a shopping center may be identified on the signage and three businesses are proposed, contrary to Section 350.14(d) of the Cleveland Codified Ordinances. (Filed 1-29-10)

**9:30**

**Calendar No. 10-13:**

**1610 East 105<sup>th</sup> Street**

**Ward 8**

**Jeffrey Johnson**

**8 Notices**

Veterans Development LLC, owner, appeal to construct a nine-story parking garage on acreage located in a General Retail Business District and the provisions in Section 325.03 state that the square footage for parking spaces shall equal 180 square feet according to the Cleveland Codified Ordinances. (Filed 2-2-10)

**9:30**

**Calendar No. 10-14:**

**11200 Glenboro Avenue**

**Ward 2**

**Zachary Reed**

**4 Notices**

Geneva Childress, owner, appeals to erect a 5' x 5' wheelchair lift on a 40' x 87' parcel in a One-Family District where a wheelchair lift is not a permitted encroachment in the provisions of Section 357.13 of the Cleveland Codified Ordinances. (Filed 12-28-09)

**POSTPONED FROM DECEMBER 21, 2009**

**10:30**

**Calendar No. 09-232:**

**15701 Waterloo Road**

**Ward 11**

**Michael Polensek**

**19 Notices**

Eric Kunde, owner, and Chris McNeill, tenant, appeal to establish use for body piercing and tattooing in an existing two-story building on a 40' x 224.67' parcel in a Local Retail Business District; subject to the limitations of Section 343.01, the proposed use is not permitted and first allowed in a General Retail Business District provided that it is at least 1,000 feet from a residential district; and the proposed use is 20 to 30 feet from a residential district to the rear and contrary to the provisions of Section 347.12(b)(1) of the Cleveland Codified Ordinances. (Filed 10-30-09; testimony taken.)

**First postponement taken for the applicant to provide authorization from the property owner, a business plan that includes hours of operation, and results from consulting with Northeast Shores Development Corporation about the proposed plan.**

**POSTPONED FROM JANUARY 4, 2010**

**10:30**

**Calendar No. 09-218:**

**1616 West 25<sup>th</sup> Street**

**Ward 3**

**Joe Cimperman**

**14 Notices**

Ojala Properties LLC, owner, and Wael Ayyad, tenant, appeal for expansion of an existing restaurant on a 132.02' x 158.15' parcel in a General Retail Business District from 84 seats to 150 seats and to include live entertainment, for which 27 off street parking spaces are proposed contrary to 37 that are required according to Section 349.04(e); and the provisions of Section 347.12(a)(1) state that no such use shall be established within 500 feet of a residential district, a day care center, kindergarten, elementary or secondary school, public library, church, playground, public or nonprofit recreation or community center; nor shall such use for live entertainment be established within 500 feet of another such use as stated in Section 347.12(a)(2) of the Cleveland Codified Ordinances. (Filed 10-13-09; testimony taken.)

**Second postponement requested by the applicant for additional time to finalize improvements to the proposed plan.**

**POSTPONED FROM JANUARY 4, 2010**

**10:30**

**Calendar No. 09-245:**

**3926 Valley Road**

**Ward 3**

**Joe Cimperman**

**28 Notices**

Valley Road Properties, owner, and Verizon Wireless, prospective lessee, appeal erect a 160-foot high telecommunications tower and an 11'6" x 30' equipment shelter on an acreage parcel located in a Single Family District, subject to the limitations of Section 354.06(a), the proposed tower is not permitted and first permitted in a General Retail Business District where the provisions of Section 354.06(h), state it may exceed the established height of 35 feet on the zoning map for the subject property, provided it meets all other regulations of Chapter 354; and no lighting is proposed contrary to Section 354.07(a), where tower lighting is required by Chapter 633 of the Cleveland Codified Ordinances and must be designed to minimize disturbances to nearby residences; and subject to Section 354.13, an application for a telecommunications tower, permitted conditionally under the provisions of Section 354.04, shall include a statement indicating estimated construction cost of the tower and a statement estimating the cost for demolition and removal of the telecommunication tower, and a performance bond sufficient to cover the estimated demolition and removal of the tower, as stated in Section 354.13(a)(7)(8) of the Cleveland Codified Ordinances. (Filed 11-12-09; no testimony taken.)

**First postponement requested by counsel for the applicant due to a scheduling conflict.**