

September 17, 2012

9:30

Calendar No. 12-150: 4001 Detroit Avenue

Ward 3

Joe Cimperman

5 Notices

Progressive Urban Properties, LLC, owner, and First Federal of Lakewood appeal to erect a 1'-10" x 3'-6" double faced illuminated, projecting wall sign on the front elevation of an existing two-story building located D2 Semi-Industry District where a projecting wall sign is not a permitted use according to Section 350.15 in the Sign Regulations of the Cleveland Codified Ordinances. (Filed 8-10-12)

9:30

Calendar No. 12-153: 2717 Lorain Avenue

Ward 3

Joe Cimperman

20 Notices

Hansa Import House, Inc., owner, and Boris Music appeal to change use of a retail store to include a brewery for products sold or consumed on the premises only and a restaurant including outdoor patios, proposed to be on a 40' x 100' corner parcel located in a C3 Local Retail Business District; requesting a variance from an accessory off-street parking requirement of 41 spaces, plus one for each employee; determined according to Section 349.04(f) that requires one space for each four seats, plus one for each employee. There are 246 seats proposed, resulting in an initial parking requirement of 62 spaces, plus the employee parking, and of that amount, a reduction by 33% pursuant to Section 343.23(i) and the benefit of a Pedestrian Retail Overlay District, results in a requirement of 41 accessory off-street parking spaces, plus one for each employee. (Filed 8-20-12)

9:30

Calendar No. 12-84: 2102 Freeman Avenue

Ward 3

Joe Cimperman

20 Notices

Jeff Eisenberg, owner, appeals to add live entertainment (amusement use) and an outdoor patio to an existing tavern on a 40' x 44' parcel located in a C3 Semi-Industry District; contrary to Section 349.04 (e) no parking is proposed and the equivalent of three times the gross floor area, an off-street parking area of 3,270 square feet, is required; and subject to Section 349.02 in all use districts, existing off-street parking facilities shall not voluntarily be reduced below the requirements in Chapter 349; and under the provisions of Section 359.01 a previously permitted, nonconforming use may be continued but no enlargement or expansion shall be permitted except as a variance pursuant to the Cleveland Codified Ordinances. (Filed 5-7-12; dismissed 7-30-12; reinstated 8-6-12; no testimony taken.)

9:30

Calendar No. 12-103: 10926 Hampden Avenue

Ward 8

Jeffrey Johnson

5 Notices

Lenora Kelton, owner, appeals to erect 100 linear feet of 4 foot high chain link fence and a gate to enclose a 35' x 91' parcel located in an B1 Two-Family District; contrary to Section 358.04(c)(1) in the

Fence Regulations that require only ornamental fences in actual front yards in a residential district. The Board of Zoning Appeals may permit such fence if it determines that chain link fence is common in the immediate vicinity of the subject property. (Filed 6-12-12; dismissed 7-30-12; reinstated 8-6-12; testimony taken.)

POSTPONED FROM AUGUST 6, 2012

10:30

Ward 3

Calendar No. 12-119:

3300 Clinton Avenue

Joe Cimperman

15 Notices

Jason Bristol, owner, appeals to erect a two-story single family dwelling on a 66' x 124.04' lot in a B1 Two-Family District; and the proposed accessory off-street parking fails to meet the requirements under Section 349.05, that all such parking shall be located behind the setback building line and not within 10 feet of any wall of a residential building or structure that contains a ground floor opening designed to provide light or ventilation for such building or structure. (Filed 7-12-12; amended 8-27-12; no testimony taken.)

First postponement granted at request of appellant's architect for additional review of the plan.

POSTPONED FROM AUGUST 27, 2012

10:30

Violation Notice

Ward 4

Calendar No. 12-131:

3524 East 133rd Street

Kenneth Johnson

Ernest Young appeals under the authority of Section 76-6 of the Charter of the City of Cleveland and Section 329.02(d) of the Cleveland Codified Ordinances and disputes the decision rendered from a hearing held on July 18, 2012 by the City of Cleveland Parking Violations Bureau Photo Safety Division and the violation information described on Civil Infraction Ticket Number WC00125252, issued May 30, 2012 for the property located at 3524 East 133rd Street and failure to comply with the provisions under Section 551.111(A) in the Cleveland Codified Ordinances. (Filed 7-27-12; testimony taken.)

Postponement requested for additional information from the City Administration.