

October 8, 2012

9:30

Calendar No. 12-141:

5902 Storer Avenue

Ward 15

Matthew Zone

14 Notices

MSM Family Investment, owner, appeal to change use of a two-story building from two dwelling units to one dwelling and a pizza shop located on a 75.54' x 37.32' corner parcel in a C1 General Retail Business District; two parking spaces are proposed contrary to 10 spaces required according to Section 349.04(f) and a landscape strip 6 feet wide is required along Storer Avenue where the parking lot abuts the street in accordance with Section 352.10 in the Cleveland Codified Ordinances. (Filed 8-2-12; dismissed 9-4-12; reinstated (9-17-12)

9:30

Calendar No. 12-148:

Violation Notice

1461 East 116th Street

Ward 9

Kevin Conwell

Timothy Payne 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 ex parte on June 11, 2012 by the City of Cleveland Parking Violations Bureau Photo Safety Division and the violation information described on Civil Infraction Ticket Number WC00093906, issued April 11, 2012 for the property located at 1461 East 116th Street and failure to comply with the provisions under Chapter 551 in the Cleveland Codified Ordinances. (Filed 8-9-12)

9:30

Calendar No. 12-166

1749 West 32nd Street

Ward 3

Joe Cimperman

5 Notices

Kerry Noonan, owner, appeals to erect a 22' x 20' one-story frame, reverse gable garage on a 40' x 128.51' parcel located in a B1 Two-Family District; requesting a distance of 5 feet contrary to Section 337.23 and a requirement of 10 feet for the distance of an accessory garage from a main building on an adjoining lot in a Residence District according to the Cleveland Codified Ordinances. (Filed 9-12-12)

9:30

Calendar No. 12-168:

3689 West 159th Street

Ward 19

Martin Keane

5 Notices

Lucilleville LLC and Dean Hinterberger, owner, appeal to install an air conditioning unit in the side yard of a 50' x 73.65' parcel in a B1 Two-Family District; subject to the re-

restrictions under Sections 357.09(b)(2)(B), in any use district no interior side yard on a lot occupied by a dwelling house shall be less than 3 feet in width and an air conditioning unit is not a permitted interior side yard encroachment in the provisions of Section 357.13 of the Cleveland Codified Ordinances. (Filed 9-19-12)

WITHDRAWN ON OCTOBER 1, 2012

10:30

Ward 3

Calendar No. 12-143:

2334 West 7th Street

Joe Cimperman

9 Notices

Nicholas Graor, owner, appeals to erect a masonry garage 20' x 24' with a second story deck and stairs attached to a two-story dwelling located on a 35' x 70' corner parcel in a B1 Two-Family District; proposing a maximum gross floor area of 1,536 square feet contrary to 1,225 square feet and Section 355.04; and providing a zero setback where a distance of 10'-6" is required; and all parking spaces shall be located behind the setback building line and not within 10 feet of any wall of a building or structure if such wall contains ground floor openings designed to provide light or ventilation; and no site distance is provided from the garage to the sidewalk, contrary to the Cleveland Codified Ordinances. (Filed 8-3-12; testimony taken.)

First postponement taken for appellant to have the Division of Traffic Engineering review the proposed plan.

10:30

Ward 16

Calendar No. 12-144:

3209 West 84th Street

Jay Westbrook

10 Notices

Miguel Rodriguez, owner, appeals to change use of an existing two-family residence to a three family residence located on a 40' x 131' parcel in an A1 One-Family District; subject to the limitations under Section 337.03(a) the requested use is not permitted and first allowed in a Multi-Family District; a minimum lot area of 7,200 square feet is required and 3,659 is provided contrary to the Area Regulations under 355.04(a); and providing interior side yards of 3 feet where the requirement in a Multi-Family District is either one-fourth the height of a main building on the premises nor less than 8 feet in accordance with Section 357.09(2)C of the Cleveland Codified Ordinances. (Filed 8-7-12; no testimony taken.)

First postponement requested by the appellant's architect for the appellant to meet with the Councilmember about the proposal.

POSTPONED FROM SEPTEMBER 17, 2012

10:30

Ward 3

Calendar No. 12-153:

2717 Lorain Avenue

Joe Cimperman

19 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; no testimony taken.)

First postponement requested by Ohio City Incorporated for additional time to finalize a parking strategy and present the plan to the South of Lorain Block Club.