

**September 3, 2013**

**9:30**

**Calendar No. 13-159:                      1293 West 9<sup>th</sup> Street                      Ward 3**

Valentina Lucic dba Tomo Hibachi Restaurant and Lounge appeal 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 from a disapproved application on July 1, 2013 by the Director of the Office of Capital Projects for a temporary occupancy permit, as required under Cleveland Codified Ordinance 513.09 and regarding the property located at 1293 West 9<sup>th</sup> Street.

**9:30**

**Calendar No. 13-160:                      1616 West 25<sup>th</sup> Street                      Ward 3**

Ojala Properties, LLC and Maria Keckan appeal 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 from the plan approval and Permit B13023272 issued to Clear Channel Outdoor by the City of Cleveland Department of Building and Housing for repair of a billboard located at 1616 West 25<sup>th</sup> Street.

**9:30**

**Calendar No. 13-161:                      10019 Cliff Drive                      Ward 16  
Jay Westbrook  
14 Notices**

William Gallagher, owner, appeals to change the roof height on an existing residential masonry garage, located on a 108.11' x 203.45' parcel in an AA1 Limited One-Family District; proposing a 17'-4" mean height contrary to Section 353.05 in the Cleveland Codified Ordinances that limits to a maximum height of 15' accessory buildings in a residence district.  
(Filed 8-2-13)

**9:30**

**Calendar No. 13-162:                      5466 Broadway Avenue                      Ward 5  
Phyllis Cleveland  
13 Notices**

Milan Radjenovic, owner, and Regina Witherspoon, prospective tenant, appeal to establish use as an assembly hall for parties and events an existing one-story building on a 28' x 150' parcel in a C2 Local Retail Business District; subject to the restrictions under Section 343.01 the use is not permitted and first permitted in a General Retail Business District if it is no closer than 500 feet from a residence district, a church or a school pursuant to Section 347.12(a)(1) and the proposed use is within 500 feet of a residence district to the southwest, a church (Our Lady of Lourdes Parish, 3395 East 53<sup>rd</sup> Street), and a school (Broadway Hope Academy, 3398 East 55<sup>th</sup> Street); and in accordance with Section 349.04(e) an accessory, off-street area equal to three times the gross floor area of the building is required. (Filed 8-5-13)

**9:30**

**Calendar No. 13-163:                      16625 Euclid Avenue                      Ward 10  
Eugene Miller  
13 Notices**

SNS Properties LLC, owner, and Belal Odat appeal to establish use as a tire sales and service shop on a 134.92' x 173.80' parcel in a D2 Local Retail Business District; the proposed use contrary to Section 343.01 and is first permitted in a General Retail District in accordance with provisions under Section 343.14:

(a) no motor vehicle service garage shall be located on a parcel within 100 feet of a Residence District unless the following conditions are met:

- (1) a solid board-on-board wood fence or brick or stone wall at least 6 feet in height is placed along any property line abutting a Residence District in addition to any otherwise required landscaping;
- (2) no motor vehicle repair activity occurs within 10 feet of a Residence District;
- (3) no service bay or garage door is oriented toward a Residence District.

(b) No service station shall be located on a "mid-block" property except if located on a street with a right-of-way 80 feet wide ("mid-block" is any property other than a corner property located at the intersection of 2 streets.

(c) No motor vehicle repairs shall be performed before 7:00 a.m. or after 9:00 p.m.

(d) A motor vehicle service station shall include no more than 4 service bays- for corner properties such service bays shall be oriented to a street characterized by commercial or industrial uses as opposed to residential or local retail uses, if 1 or more of the abutting streets can be so characterized. Building and Housing Department may consult with the City Planning Commission in making such determination.

(e) All tires, barrels, discarded auto parts and outdoor storage of materials, used or sold on the premises must be screened from view from adjacent properties and streets by a "screen barrier" as required under Section 352.10;

(f) No commercial tractor trailer or semi-trailer, except trailers designed to be pulled by passenger automobiles may be parked on the premises for more than 4 hours within any 24 hour period, except in case of emergency. Not more than 4 customer vehicles may be stored overnight in an outdoor location and a vehicle that is not in working order shall not be stored on such premises for more than 48 hours.

(Filed 8-5-13)

**9:30**

**Ward 3**

**Calendar No. 13-164:**

**3000 Bridge Avenue**

**Joe Cimperman**

**23 Notices**

WSCH LLC, owner, and Damon Taseff appeal to change use from office and educational to a store and 21 apartment units a four-story vacant structure located in a B1 Two-Family District; subject to the limitations under Section 337.03 the use for apartments is not permitted and first permitted in a Multi-Family District and a commercial use is first permitted in a Local Retail Business District according to Section 343.01; and contrary to Section 349.04 a proposed 15 parking spaces are provided contrary to 23 off-street parking spaces required; and a gross floor area of 25,926 square feet is proposed contrary to Section 355.04 and a maximum lot coverage of 6,264 square feet that is allowed. (Filed 8-6-2013)

**9:30**

**Violation Notice**

**Ward 18**

**Calendar No. 13-165:**

**13021 West Avenue**

**Martin Sweeney**

AAA Asset Management LLC and Ahmad Assad appeal 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 by the City of Cleveland Parking Violations Bureau Waste Collection and Photo Safety Division on August 7, 2013 and the violation information described on Civil Infraction Ticket Number WC00069856, issued June 4, 2013 for the property located at 13021 West Avenue and failure to comply with Section 551.111(B) in the Cleveland Codified Ordinances. (Filed 8-7-13)