

September 30, 2013

9:30

Ward 6

Calendar No. 13-196:

11133 Buckeye Road

Mamie Mitchell

10 Notices

St. Mark Baptist Church, owner, and the Cleveland Clinic, lessee, appeal to construct a parking lot on a 40' x 199.97' parcel located in a C2 Residence Office District; proposing a landscape strip 3 feet wide where 6 feet is required along Buckeye Road with no landscape transition strip where 4 feet is required pursuant to Sections 352.10 and 11; and subject to Section 349.15 bicycle parking for 4 spaces is required and off-street parking spaces shall be provided with bumper guards according to Section 349.07(b) and contrary to Section 349.07(b)(2) two driveways are proposed less than 15 feet from the property line. (Filed 8-27-13)

9:30

Ward 6

Calendar No. 13-197:

11205 Buckeye Road

Mamie Mitchell

10 Notices

St. Mark Baptist Church, owner, and the Cleveland Clinic, lessee, appeal to construct a parking lot on an 80' x 216.50' parcel located in a C2 Residence Office District; proposing a landscape strip 3 feet wide where 6 feet is required along Buckeye Road with no landscape transition strip where 4 feet is required pursuant to Sections 352.10 and 11; and subject to Section 349.15 bicycle parking for 4 spaces is required and off-street parking spaces shall be provided with bumper guards according to Section 349.07(b) of the Cleveland Codified Ordinances. (Filed 8-27-13)

9:30

Ward 10

Calendar No. 13-199:

1130 Ivanhoe Road

Eugene Miller

24 Notices

The 1130 Ivanhoe Road Group, LLC, owner, appeals to use property located in a Semi-Industry District:

for storage and processing, including shredding, of construction/demolition debris, scrap and salvage material, first permitted in a General Industry District per Section 345.04 (a)(3), provided the use is enclosed within a seven feet high solid, non-transparent fence or wall;

for truck, auto and equipment wrecking or dismantling, salvage and sales, or storage of vehicles pending wrecking or dismantling that is first permitted in General Industry per Section 345.04(a)(2) with a required enclosure of seven feet high solid, non-transparent fence or wall pursuant to Section 345.04(a)(3) and provided that outdoor storage is not within 500 feet of a Residence District;

for food and organic composting as a form of fertilizer production from phosphates or organic matter that is first permitted in an Unrestricted Industry District per Section 345. (d)(2)(G);

and a use for aggregate material crushing is not permitted and pursuant to Section 345.04(b)(15) requires approval by the Board of Zoning Appeals for a Special Permit as an accessory use only in a General Industry District;

and subject to Section 349.04(j) an accessory, off-street parking area equal to 15% of the gross lot area is required; none is proposed and accessory, off-street parking areas, driveways and vehicle maneuvering areas must be properly graded and drained within the lot, and hard surfaced with concrete or asphalt and none is proposed on the plan contrary to Section 349.07 of the Cleveland Codified Ordinances. (Filed 9-4-13)

9:30

Ward 9

Calendar No. 13-200:

11610 Euclid Avenue

Kevin Conwell

11 Notices

The Cleveland Institute of Art, owner, appeals to construct a new addition to the Joseph McCullough Center for the Arts on an acreage parcel located in a C4 General Retail Business District; requiring 137 accessory off-street parking spaces as calculated for colleges and universities and auditoriums pursuant to Sections 349.04(c) and (d) that require one parking space for each two employees, plus one for each ten seats in a classroom based on planned classroom capacity; one for each six seats or a total parking area equal to three times the gross floor area, whichever is greater. No additional parking spaces are proposed at the time of review for the project plan by the Zoning Section in the Cleveland Department of Building and Housing. (Filed 9-4-13)

10:30

Violation Notice

Ward 16

Calendar No. 13-158:

1471 West 112th Street

Jay Westbrook

Hannie Bastawros 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 by the City of Cleveland Parking Violations Bureau Waste Collection and Photo Safety Division on May 7, 2013 from an ex parte hearing and the violation information described on Civil Infraction Ticket Number WC00156901, issued April 24, 2013 for the property located at 1471 West 112th Street and failure to comply with Section 551.111(B) of the Cleveland Codified Ordinances. (Filed 7-30-13; re-instated 9-9-13)

POSTPONED FROM JULY 22, 2013

10:30

Ward 2

Calendar No. 13-69:

4069 East 116th Street

Zachary Reed

8 Notices

Number One Grace Property LLC appeals for a change of use on acreage located in a B3 Semi-Industry District for a change of use from factory to wrecking or dismantling of motor vehicles and sales of auto parts; contrary to Section 345.03 the use is not permitted and first permitted under the provisions in Section 345.04(a)(4) in a General Industry District, provided it is enclosed within a minimum 7 feet high solid masonry wall or slightly solid, nontransparent, well maintained substantial fence; and pursuant to Section 349/04(j) 20 parking spaces are required and 2 are proposed; and in accordance with Section 347.07, accessory off-street parking spaces, driveways and maneuvering areas shall be striped, properly graded for drainage so that all water is drained within the lot providing such parking, surfaced with concrete, asphalt or similar surfacing material, maintained in good condition and free of debris and with bumper guards and a maximum driveway of 30 feet. (Filed 4-23-13; testimony taken.)

Second postponement at request of the Councilman to convene a meeting with neighboring community about appellant's improvements to existing property conditions.

POSTPONED FROM JULY 29, 2013

10:30

Calendar No. 13-98:

2087 West 10th Street

Ward 3

Joe Cimperman

14 Notices

Deanne Malakar, owner, appeals to erect a 52' x 75'-2" two and a half story, triangular shaped, single family dwelling on an 89' x 64' irregular shaped parcel located in a B1 Multi-Family District; contrary to the yard area regulations proposing 3 feet where the required front yard setback is 9'-9" with a rear yard of 4" and 1'-5" where not less than 10 feet at any point is required; and proposing 4'-2" from a main building on an adjoining lot within a residence district contrary to not less than 10 feet; with 18 feet proposed where open porches shall not project more than 6 feet and proposing zero feet from the street line contrary to a distance of 10 feet, pursuant to the Cleveland Codified Ordinances under Sections 357.04 (a), 357.08(b)(3), 357.09(2)A and 357.13(b)4; and proposing a 6 feet solid privacy wall where fences in front yards shall not exceed 4 feet in height and shall be at least 50 percent open as stipulated in the fence regulations under Section 358.04(a).

(Filed 5-22-13; no testimony taken; amended 9-19-13.)

Second postponement requested by appellant's representative for redesign of the plan.

POSTPONED FROM AUGUST 5, 2013

10:30

Calendar No. 13-131:

2330 West 30th Street

Ward 3

Joe Cimperman

5 Notices

Joshua Hall, owner, and Sherry Bojarski, tenant, appeal to use a single family residence as a Type A Day Care on a 30' x 110' parcel in a B1 Two-Family District; and by the regulations under Section 337.03 (b), the proposed use is permitted only if it is 30 feet from an adjoining premises and only if approved by the Board of Zoning Appeals after public notice and hearing to determine if adequate yard space and other safeguards to preserve the character of the neighborhood are provided, and in the judgment of the Board, such buildings and uses are appropriately located and designed and will meet a community need without adversely affecting the neighborhood. (Filed 7-1-13;no testimony taken.)

First postponement requested by the Councilman for review of the proposed plan and consensus from the neighboring community.