

BOARD OF ZONING APPEALS
AUGUST 4, 2008

9:30

Calendar No. 08-136:

6526 Carnegie Avenue

Ward 5

Phyllis Cleveland

3 Notices

6530 Carnegie Ltd., owner, appeals to install 55 linear feet of 6 foot high ornamental fence on a 54.19 x 165'+165' parcel located in a Midtown Mixed Use District 3 on the south side of Carnegie Avenue at 6536 Carnegie Avenue; a 6 foot fence height is proposed in a non-residential district, exceeding the limit of a 4 foot height and is contrary to Section 358.05(a)(2) of the Codified Ordinances. (Filed 7-7-08)

9:30

Calendar No. 08-137:

6530 Carnegie Avenue

Ward 5

Phyllis Cleveland

3 Notices

6530 Carnegie Ltd., owner, appeals to install 55 linear feet of 6 foot high ornamental fence on a 54.18' x 166.16' parcel, located in a Midtown Mixed Use District 3 on the south side of Carnegie Avenue at 6530 Carnegie Avenue; a 6 foot fence height is proposed in a non-residential district, exceeding the limit of a 4 foot height and is contrary to Section 358.05(a)(2) of the Codified Ordinances. (Filed 7-7-08)

9:30

Calendar No. 08-138:

6536 Carnegie Avenue

Ward 5

Phyllis Cleveland

3 Notices

6530 Carnegie Ltd., owner, appeals to install 55 linear feet of 6 foot high ornamental fence on a 54.19' x 162 + 167.14' parcel, located in a Midtown Mixed Use District 3 on the south side of Carnegie Avenue at 6536 Carnegie Avenue; a 6 foot fence height is proposed in a non-residential district, exceeding the limit of a 4 foot height and is contrary to Section 358.05(a)(2) of the Codified Ordinances. (Filed 7-7-08)

9:30

Calendar No. 08-139:

15515-19 Waterloo Road

Ward 11

Michael Polensek

19 Notices

Sairt Zamir, owner, appeals to change use from a drug store to a tattoo and body piercing studio a first floor area of a two-story mixed use building, on a 48.82' x 16.01+74.79' corner parcel in a Local Retail Business District on the northwest corner of Waterloo Road and East 156th Street at 15515-19 Waterloo Road; subject to the limitations of Section 343.01 the proposed use is first permitted in a General Retail Business District in accordance with the regulations of Section 347.12, and where permitted in a particular use district, tattooing and body piercing uses as described in Section 343.11(b)(2)P are subject to location regulations that state no such use shall be established within one thousand feet of a residential district or a day care center, kindergarten, elementary or secondary school, public library, church, playground, public or nonprofit recreation center or community center, and the proposed use is within one thousand feet of a Two-Family District and a church, contrary to Section 347.12(b)(1) of the Codified Ordinances. (Filed 7-8-08)

9:30
Calendar No. 08-142:

Violation Notice
3303 East 55th Street

Ward 12
Anthony Brancatelli

Shelia Rose appeals under the authority of Section 76-6 of the Cleveland City Charter and Section 329.02(d) of the Codified Ordinances from a Notice of Violation, issued by the Building and Housing Department on May 23, 2008, citing unauthorized outdoor motor vehicle repair and parking of commercial vehicles on the property located at 3303 East 55th Street, contrary to the zoning regulations in Sections 343.11 and 345.03 of the Codified Ordinances. (Filed 7-14-08)

POSTPONED FROM JUNE 30, 2008

10:30
Calendar No. 08-31:

3364 East 118th Street

Ward 3
Zachary Reed
8 Notices

Scott Everett, owner, appeals to establish use for a group home in an existing two-story, single family dwelling, located on a 40' x 130' parcel in a B1 Two-Family District on the west side of East 118th Street at 3364 East 118th Street; the proposed use being first permitted in a Multi-Family District and not permitted in a Two-Family District, according to Section 337.03 of the Codified Ordinances. (Filed 2-20-08; testimony taken.)

Third postponement requested by the Councilman for additional time to review the applicant's proposal and to present it for the neighboring community and for applicant to formalize an overall business plan, policies and procedures for the proposed group home project.

POSTPONED FROM JUNE 23, 2008

10:30
Calendar No. 08-83:

15606 St. Clair Avenue

Ward 11
Michael Polensek
18 Notices

Jimmie Poole, owner, appeals for a change of use from office and one dwelling unit to a day care for after school activities for 15 children ages 5 to 15 years an existing mixed use building on an irregular shaped parcel located in a Local Retail Business District at 15606 St. Clair Avenue; contrary to Section 357.07 three parking spaces are within the front setback and a 10 foot wide specific setback is required; no transition strip is proposed, contrary to the requirement of Section 352.09 for an 8 foot wide transition strip at the rear of the lot where it abuts a Two-Family District; and accessory off-street parking spaces shall be provided with wheel or bumper guards as stated in Section 349.07(b) of the Codified Ordinances. (Filed 4-29-08; testimony taken.)

First postponement granted for applicant to provide more detail for the description of her proposed plan and to communicate about it with the Councilman and the Collinwood & Nottingham Villages Development Corporation.