

**BOARD OF ZONING APPEALS  
JANUARY 10, 2011**

**9:30**

**Calendar No. 10-221:**

**2021 Cornell Road**

**Ward 9**

**Kevin Conwell**

**18 Notices**

University Circle East LLC and Snavelly Building Company appeal to construct an 8-story hotel on four(4) consolidated parcels in a K5 General Retail Business District; subject to Section 349.07(a) required off-street parking spaces equal one(1) for each dwelling unit, one(1) for each four(4) guest rooms and one(1) for each three(3) employees; contrary to Section 357.07(a) no front yard setback is provided where 5 feet is required according to the Building Zone Map; and pursuant to Section 357.08(b)(2), a rear yard of approximately 50 feet or one-half the main building height is required; and Section 357.09(b)(2)C requires a side yard of 25 feet or one fourth the main building height in accordance with the Cleveland Codified Ordinances. (Filed November 2, 2010)

**9:30**

**Calendar No. 10-225:**

**11340 Mayfield Road**

**Ward 9**

**Kevin Conwell**

**18 Notices**

University Circle East LLC appeals to reduce the parking area for an existing retail/residential use below the required zoning code requirements for construction of a new hotel in a General Business District; contrary to Section 349.02, where existing parking facilities, in all use districts, shall not voluntarily be reduced below the requirements in Chapter 349 of the Cleveland Zoning Code; and 88 current parking spaces are reduced to 49 accessory off-street parking spaces. (Filed 11-4-10)

**9:30**

**Calendar No. 10-228:**

**4395 Rocky River Drive**

**Ward 19**

**Martin Keane**

**24 Notices**

The Diocese of Cleveland and Blessed Trinity Parish in care of Father Doug Koesel, appeal to change use of an existing two-story community center to a retail "thrift" store, located on a 110' x 374' irregular shaped parcel in an A1 One-Family District; contrary to Section 337.02, the establishment of a retail "thrift" store is not permitted as either a primary or as an accessory use in a single family district.

**9:30**

**Calendar No. 10-259:**

**4300 Bradley Road**

**Ward 12**

**Anthony Brancatelli**

**50 Notices**

W.B. and M.. Bauman and Bradley Road, Incorporated appeal under Sections 329.01(e) and 329.02(d) of the Cleveland Codified Ordinances from the decision of the Zoning Administrator dated June 18, 2010 to deny the application for grading, filling and excavation, including mining, removal, transfer and sale of soils and minerals on acreage located in a General Industry District and consisting of parcel numbers 009-34-011, 009-36-002, 009-36,005, 009-36-006, 009-36-007, 009-34-002 and 009-34-004; that as determined by the Zoning Administrator of the Cleveland Building and Housing Department, the proposed grading/excavation use of the property is not a use permitted as of right under Section 345.04(a)(2) of the Cleveland Codified Ordinances. (Filed 12/8/10)

9:30

Calendar No. 10-260:

4300 Bradley Road

Ward 12

Anthony Brancatelli

50 Notices

W.B. and M.E. Bauman and Bradley Road, Incorporated appeal under Sections 329.03 and 329.04 for a use variance to allow grading, filling and excavation, including mining, removal, transfer and sale of soils and minerals on acreage located in a General Industry District and consisting of parcel numbers 009-36-001, 009-36-002, 009-36-005, 009-36-006, 009-36-007, 009-34-002, and 009-34-004, contrary to the regulations in Sections 345.04(a) and (b) of the Cleveland Codified Ordinances. (Filed 12-8-10)

**POSTPONED FROM DECEMBER 20, 2010**

9:30

Calendar No. 10-194:

4300 Bradley Road

Ward 12

Anthony Brancatelli

50 Notices

W.B. and M.E. Bauman and Bradley Road, Incorporated appeal for grading, filling and excavation, including mining, removal, transfer and sale of soils and minerals on acreage located in a General Industry District and consisting of parcel numbers 009-36-001, 009-36-002, 009-36-005, 009-36-006, 009-36-007, 009-34-002, and 009-34-004; where the proposed use is subject to the limitations in Section 345.04(b)(21) and shall not have the effect or impact of being more injurious, hazardous, noxious or offensive than the enterprises listed in division (b) of Section 345.04(b), including: asphalt or tar manufacturing or refining; blast furnaces, ore smelting or reduction, refining or smelting; carbon, coke or lampblack manufacture; coal gas manufacture; cremation; creosote manufacture or treatment; dextrine, glucose or starch manufacture; disinfectant or insecticide manufacture which emits offensive odors; dye stuffs manufacture; manufacture of steel by the Bessemer process; match manufacture; oil cloth or linoleum manufacture; paper and pulp manufacturing; reduction or refining of petroleum or other flammable liquids; rock crushing; rubber manufacture by reclaiming processes; stock feed manufacture from refuse; tanning, curing or storing of rawhides or skins; wool pulling or scouring; and hair processing. Pursuant to Sections 352.08-12, a 10 foot wide landscaped strip providing at least 75 percent year-round opacity is required where the General Industry zoned parcels abut residentially zoned districts on the northerly and easterly proposed parcel project lines; and vehicle maneuvering areas shall be surfaced with concrete, asphaltic concrete, asphalt or other paving material that is approved by the Chief Building Official for the City of Cleveland in accordance with Codified Ordinance Section 349.07. (Filed 10-6-10; testimony taken.)

**Second postponement granted for time to prepare information for the additional appeals filed by the appellants.**