

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

**9:30**

**Calendar No. 11-153:**

**3292 Fulton Road**

**Ward 14**

**Brian Cummins**

**14 Notices**

Pawaw Mangla, owner, appeals to change use from a retail store to a use for motor vehicle minor repair in an existing building located on a corner parcel in a Local Retail Business District; subject to limitations of Section 343.01 the proposed change is not permitted and first permitted in a General Retail Business District, according to the provisions for minor motor vehicle repair under Section 325.483; and no off-street parking is provided, contrary to Section 349.04(g) and a requirement for 6 off-street parking spaces. (Filed 8-8-11)

**9:30**

**Calendar No.11-165:**

**2039-59 West 11<sup>th</sup> Place**

**Ward 3**

**Joe Cimperman**

**14 Notices**

Nathan Dent Development, LLC, owner, and Jesse Grant, prospective purchaser, appeal to construct four (4) townhouses on consolidated parcels in a C1 Multi-Family District, subject to the limitations under Section 353.01, a building height of 41 feet and 7 inches is proposed and the maximum height permitted equals 35 feet in the Height District Regulations of the Cleveland Zoning Code. (Filed 9-7-11)

**9:30**

**Calendar No. 11-166:**

**7920-8014 Golden Avenue**

**Ward 6**

**Mamie Mitchell**

**26 Notices**

Fairfax Renaissance Development Corporation and Cuyahoga Metropolitan Housing Authority appeal to construct six (6) two-story townhouses and four (4) one-story flats on property located in a C1 Multi-Family District; contrary to Section 357.04 the distance from the front yard line to the street line equals 18.10 feet and 22.8 feet is required. A side yard of 3.3 feet is proposed contrary to 5 feet that is required under Section 357.08 of the Cleveland Codified Ordinances.(Filed 9-8-11)

**9:30**

**Calendar No. 11-167:**

**8113 Central Avenue**

**Ward 6**

**Mamie Mitchell**

**26 Notices**

Fairfax Renaissance Development Corporation and Cuyahoga Metropolitan Housing Authority appeal to construct an office building on property located in a C1 Multi-Family District, subject to the limitations under Section 337.07 the proposed office use is not permitted and first permitted under Section 343.01 in a Local Retail Business District A distance from the front yard line to the street line equals 12.6 feet and 22.2 feet is required under Section 357.04 of the Front Yard Regulations in the Cleveland Zoning Code. (Filed 9-8-11)

**9:30**

**Calendar No. 11-168:**

**8205-35 Central Avenue**

**Ward 6**

**Mamie Mitchell**

**26 Notices**

Fairfax Renaissance Development Corporation and Cuyahoga Metropolitan Housing Authority appeal to construct nine (9) two-story townhouses and six (6) one-story flats on property located in a C1 Multi-Family District; contrary to Section 357.04, a distance of 8 feet is proposed from the front yard line to the street line and 18.5 feet is required according to the Front Yard Regulations in the Cleveland Zoning Code. (Filed 9-8-11).

9:30

Calendar No. 11-169:

8001-8105 Central Avenue

Ward 6

Mamie Mitchell

26 Notices

Fairfax Renaissance Development Corporation and Cuyahoga Metropolitan Housing Authority appeal to construct nine (9) two-story townhouses and six (6) one-story flats on property located in a C1 Multi-Family District; contrary to Section 357.04, a distance of 8 feet is proposed from the front yard line to the street line and 18.5 feet is required according to the Front Yard Regulations in the Cleveland Zoning Code.

(Filed 9-8-11)

9:30

Calendar No. 11-171:

3741 East 146<sup>th</sup> Street

Ward 2

4 Notices

Cheryl Ladson, owner, appeals to install a wheelchair lift 5' x 5' in the front yard area with a 5' x 9' access deck that projects 11 feet into the setback of a corner parcel in a B1 Two-Family District, where the proposed encroachment is not permitted under Section 357.13 of the Cleveland Codified Ordinances. (Filed 9-14-11)

**POSTPONED FROM SEPTEMBER 12, 2011**

10:30

Calendar No. 11-148:

1222 Prospect Avenue

Ward 3

Joe Cimperman

9 Notices

RTN Limited Partners, owner, and David Parker, prospective tenant, appeal to establish use as a bar with live entertainment in an existing two-story building on a flag shaped corner parcel in an E5 General Retail Business District, located within 500 feet of the Hanna Theater, and under Cleveland Codified Ordinance 347.12(a)(2), no such use, as described in Section 343.11, shall be established within 500 feet of another amusement use. (Filed 8-5-11; no testimony taken.)

**First postponement requested by the Councilman for information from adjacent neighbors.**

**POSTPONED FROM SEPTEMBER 19, 2011**

10:30

Calendar No. 11-157:

1721 Fulton Road

Ward 3

Joe Cimperman

16 Notices

Robert Schmidt, owner, appeals to erect a 1,463 square foot garage and music recording studio on a 32' x 186.66' lot in a B1 Two-Family District; subject to the limitations under Cleveland Codified Ordinance 337.23(a)(7)A, a 730 square foot accessory garage building is permitted for a 5,750 square foot lot and 1,463 square feet is proposed and a music recording studio is not a permitted accessory use in a residence district; and contrary to Section 337.23(a) the proposed plan shows the accessory building directly on the side property line where a distance of 18 inches from the line is required. Under the provisions in Section 353.05, a residential accessory building shall not exceed a height of 15 feet or its distance from a main building on an adjoining lot, whichever is less, and a house on the adjoining lot is 12 feet away and the proposed height of the accessory building is 25 feet. (Filed 8-25-11; no testimony taken.)

**First postponement requested by the Councilman to get the block club input about the plan.**