

9:30

Calendar No. 19-108:

2048 Fulton Road

Ward 3

Kerry McCormack

28 Notices

Paul Gallo, LLC., owner, proposes to change use of an existing warehouse/office building to 53 residential apartment units in a B1 Semi-Industry District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 355.04 which states that in a 'B' Area District the maximum gross floor area of a residential use is limited to one-half the lot area, in this case 27,050 square feet, and 67,960 square feet are proposed. This section also states that a lot size containing 2,400 square feet for each dwelling unit is required, in this case 127,000 square feet, and 54,101 square feet are proposed.
2. Section 357.01 which states that interior side yards and rear yard are required for residence buildings. Per Section 357.08(b)(2) which states that a rear yard equal to ½ the height of the building is required and no rear yard is proposed. Per Section 357.09(b)(2)(C) which states that interior side yards equal to ¼ the height of the building are required and side yards varying from one to five feet are provided.
(Filed May 15, 2019)

9:30

Calendar No. 19-110:

1849 West 50 Street

Ward 3

Kerry McCormack

11 Notices

David Haders, owner, proposes to erect 2 pre-manufactured temporary tents for storage of personal building materials for 12 months in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of Section 347.10(a) which states that a temporary permit shall not exceed 30 days in duration.
(Filed May 17, 2019)

9:30

Calendar No. 19-127:

16601 Euclid Avenue

Ward 10

Anthony Hairston

16 Notices

Ahmad Sliman, owner, proposes to erect a 22.5 feet tall, 60 square foot illuminated, double faced, freestanding sign, for a service station in a D2 Local Retail Business District. The owner appeals for relief from the strict application of Section 350.14(b) which states that a freestanding sign in a Local Retail Business District cannot exceed 12 feet in height. (Filed May 31, 2019)

POSTPONED FROM MAY 13, 2019

9:30

Calendar No. 19-74:

3122 West 16 Street

Ward 14

Jasmine Santana

10 Notices

Peter Arian, owner, proposes to erect a 5' x 5' open front porch made of wolmanized wood in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of Section 357.13(b)(4) of the Cleveland Codified Ordinances which states that open front porches shall not be less than 10 feet from property line and the appellant is proposing 5 feet 1inch.(Filed April 16, 2019- No Testimony) *FIRST POSTPONEMENT MADE AT THE REQUEST OF THE DEVELOPMENT CORPORATION TO ALLOW FOR TIME FOR COMMUNITY REVIEW.*

POSTPONED FROM MAY 6, 2019

9:30

Calendar No. 19-62:

603 Herschel Court

Ward 3

Kerry McCormack

16 Notices

Brian Davine, owner, proposes to construct a 3 ½ story addition on a 3,220 square foot lot in a B1Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

- 1.) Section 355.04(a) which states that the minimum lot area for a single family dwelling in a "B" Area district is 4,800 square feet and the lot area is 3,220 square feet.
- 2.) Section 357.09(b)(2)(B) which states that in a Two-Family Residential District no interior side yard on a lot occupied by a dwelling house shall be less than 5 feet in width for a corner lot, nor less than 3 feet in width for an interior lot, nor shall the aggregate width of side yards on the same premises be less than 10 feet. However the width of any such interior side yard shall in no case be less than ¼ the height of the main building on the premises. The required interior side yard in this case is 10 feet and a 1 foot 6 inch side yard is proposed (Filed April 9, 2019-No Testimony). *FIRST POSTPONEMENT MADE AT THE REQUEST OF THE COUNCILMAN TO ALLOW FOR TIME FOR FURTHER REVIEW.*

POSTPONED FROM APRIL 22, 2019

9:30

Calendar No. 19-051:

12341 Chesterfield Avenue

Ward 9

Kevin Conwell

22 Notices

RD Management Group LLC., owner, proposes to change use of existing two family residence to a three family residence in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.03(a) which states that a three family dwelling is not permitted in a Two-Family residential district but first allowed in a Multi-Family Residential District.
2. Section 355.04(b) which states that in a 'B' Area District, a minimum lot area of 7,200 square feet is required and a 4,480 square feet is proposed. (Filed March 26, 2019-No Testimony) *FIRST POSTPONEMENT MADE TO ALLOW FOR TIME FOR THE APPELLANT TO PREPARE A RESPONSE TO RES JUDICATA ISSUE.*