

**BOARD OF ZONING APPEALS
JANUARY 24, 2005**

9:30

Calendar No. 04-327:

3547 East 93rd Street

Ward 3

Zachary Reed

9 Notices

Gill Taylor, owner, appeals to establish use for a tow truck storage and a dispatch office a one-story concrete block building, situated on a 40' x 115' corner lot in a General Retail Business District on the southeast corner of East 93rd Street and Gibson Avenue at 3547 East 93rd Street; subject to the limitations of Section 343.11, the proposed use for tow truck storage and dispatching is not permitted in a General Retail Business District but first permitted in a Semi-Industry District. (Filed 12-21-04)

9:30

Calendar No. 04-328:

**Appeal of
North Coast Payphones, Inc.**

North Coast Payphones, Inc. and Howard Meister, appeal under authority of Section 76-6 of the Charter of the City of Cleveland from a decision of the Commissioner of Assessments and Licenses to deny multiple payphone permit applications, identified in writing by correspondence to the appellant dated December 7, 2004. (Filed 12-17-04)

9:30

Calendar No. 04-329:

2820 Detroit Avenue

Ward 13

Joe Cimperman

10 Notices

Detroit Avenue Lofts LLC and James Sosan, owners, appeal to establish use of an existing four-story masonry building situated on a 94' x 164' lot in a Semi-Industry District on the north side of Detroit Avenue at 2820 Detroit Avenue; contrary to Sections 352.10 and 352.11, a 4' wide landscape strip is proposed where a 6' width is required along Detroit Avenue between the parking lot and the street, and Section 357.14 prohibits the proposed front yard encroachment for the parking lot; and contrary to Sections 357.08(b)(2), a 4' rear yard depth is proposed where 26' is required and a 6' high fence is proposed in the front yard, where a 4' height is allowed in a non-residential district, as stated in Sections 358.05(b)(2) of the Codified Ordinances. (Filed 12-21-04)

9:30

Calendar No. 04-331:

10733 Leuer Avenue

Ward 8

Sabra Pierce Scott

3 Notices

Liberty Self-Storage c/o Rebecca Doty, owner, and Clear Channel Outdoor, lessee, appeal to erect a 672 s/f electronically changeable copy billboard on an existing 65' high, 14' x 48' double face billboard sign, situated on acreage located in a B-3 Semi-Industry District on the south side of Leuer Avenue at 10733 Leuer Avenue; as proposed, no panels of the existing billboard are to be replaced, contrary to Sections 350.10(l)(5) that permits a new or reconstructed automatic, changeable copy billboard, only if each new panel replaces two or more billboard panels on a single parcel of property or on adjacent properties; and no plan for site and design improvements is provided, contrary to the requirements in Sections 350.10(l)(1) of the Codified Ordinances. (Filed 12-28-04)

**BOARD OF ZONING APPEALS
JANUARY 24, 2005**

9:30		Ward 17
Calendar No. 04-332:	2120 West 55th Street	Matt Zone
		4 Notices

Pleasant Valley Associates c/o Ted Soberay, owner, and Clear Channel Outdoor, lessee, appeal to erect a 672 s/f electronically changeable copy billboard on an existing 100' high, two-sided, illuminated 14' x 48' billboard, situated on an approximate 60' x 154' lot in a B-3 General Industry District on the west side of West 55th Street at 2120 West 55th Street; as proposed, no panels of the existing billboard are to be replaced, contrary to Sections 350.10(l)(5), that permits a new or reconstructed automatic, changeable copy billboard only if each new panel replaces two or more billboard panels on a single parcel of property or on adjacent properties, and no plan for site and design improvements is provided, contrary to the requirements in Sections 350.10(l)(1) of the Codified Ordinances. (Filed 12-28-04) _____

9:30		Ward 13
Calendar No. 04-333:	2019 West 3rd Street	Joe Cimperman
		3 Notices

United Garage and Service Corporation c/o Terry Gump, owner, and Clear Channel Outdoor, lessee, appeal to erect a 672 s/f electronically changeable copy billboard on an existing 160' high 14' x 48' billboard situated on an approximate 90' x 134' lot in a B-3 General Industry District on the northeasterly side of West 3rd Street at 2019 West 3rd Street; as proposed, no panels of the existing billboard are to be replaced, contrary to Sections 350.10(l)(5), that permits a new or reconstructed automatic, changeable copy billboard, only if each new panel replaces two or more billboard panels on a single parcel of property or on adjacent properties, and no plan for site and design improvements is provided, contrary to the requirements in Sections 350.10(l)(1) of the Codified Ordinances. (Filed 12-28-04)

9:30		Ward 13
Calendar No. 04-334:	3185 Independence Road	Joe Cimperman
		2 Notices

Wheeling & Lake Erie Rail Road c/o Clarence Jaeger, owner, and Clear Channel Outdoor, lessee, appeal to erect a 672 s/f electronically changeable copy billboard on an existing 80' high 14' x 48' two sided illuminated billboard sign, situated on acreage in an A-3 Unrestricted Industrial District on the east side of Independence Road at 3185 Independence Road; as proposed, no panels of the existing billboard are to be replaced, contrary to Sections 350.10(l)(5), that permits a new or reconstructed automatic, changeable copy billboard, only if each new panel replaces two or more billboard panels on a single parcel of property or on adjacent properties, and no plan for site and design improvements is provided, contrary to the requirements in Sections 350.10(l)(1) of the Codified Ordinances. (Filed 12-28-04) _____