

BOARD OF ZONING APPEALS

JULY 3, 2006

9:30

Calendar No. 06-102:

2094 West 7th Street

Ward 13

Joe Cimperman

12 Notices

Michael McBride, owner, appeals to erect a 20' x 65' three-story, frame single family residence with an attached garage, proposed to be on a 24'- 9½" x 138' parcel located in a Multi-Family District on the west side of West 7th Street at 2094 West 7th Street; contrary to Section 355.04(a) a 20' lot width is provided and a minimum lot width of 40' is required with 2,600 s/f provided where a minimum lot width of 4,800 s/f is required; and contrary to Sections 357.09(b)(2)B, a 4' aggregate width of side yards is provided where not less than 10' is required on the same premises and no building shall be erected less than 10' from a main building on an adjoining lot in a Residence District; and an approval from the Commissioner of Engineering and Construction is required for a lot split and plot plan drawn to scale, as stated in Section 327.02(e) of the Codified Ordinances. (Filed 5-24-06)

Calendar No. 06-103:

2098 West 7th Street

Ward 13

Michael McBride, owner, appeals to erect a 20' x 65' three-story, frame single family residence with an attached garage, proposed to be on a 23'-8½" x 138' parcel located in a Multi-Family District on the west side of West 7th Street at 2098 West 7th Street; contrary to Section 355.04(a) a 20' lot width is provided and a minimum lot width of 40' is required with 2,600 s/f provided where a minimum lot width of 4,800 s/f is required; and contrary to Sections 357.09(b)(2)B, a 3' aggregate width of side yards provided where not less than 10' is required and a 6' distance instead of 10' is provided from a main building on the adjoining lot; and an approval from the Commissioner of Engineering and Construction is required for a lot split and plot plan drawn to scale, as stated in Section 327.02(e) of the Codified Ordinances.

Calendar No. 06-104:

2100 West 7th Street

Ward 13

Brian McCreary, owner, appeals to erect a 20' x 65' three-story, frame single family residence with an attached garage, proposed to be on a 23' x 138' parcel located in a Multi-Family District on the west side of West 7th Street at 2100 West 7th Street; contrary to Section 355.04(a) a 20' lot width is provided and a minimum lot width of 40' is required with 2,600 s/f provided where a minimum lot area of 4,800 s/f is required; and contrary to Sections 357.09(b)(2)B, a 3' aggregate width of side yards is provided where not less than 10' is required and a 6' distance instead of 10' is provided from the neighboring dwelling at 2098 West 7th Street; and an approval from the Commissioner of Engineering and Construction is required for a lot split and plot plan drawn to scale, as stated in Section 327.02(e) of the Codified Ordinances.

Calendar No. 06-105:

2106 West 7th Street

Ward 13

Brian McCreary, owner, appeals to erect a 20' x 65' three-story, frame single family residence with an attached garage, proposed to be on a 26'-9½" x 138' parcel located in a Multi-Family District on the west side of West 7th Street at 2106 West 7th Street; contrary to Section 355.04(a) a 20' lot width is provided and a minimum lot width of 40' is required with 2,600 s/f provided where the minimum lot area of 4,800 s/f is required; and contrary to Sections 357.09(b)(2)B, a 7' aggregate width of side yards is provided where not less than 10' is required and a 7' distance instead of 10' is provided from the neighboring dwelling at 2112 West 7th Street; and an approval from the Commissioner of Engineering and Construction is required for a lot split and plot plan drawn to scale, as stated in Section 327.02(e) of the Codified Ordinances.

**BOARD OF ZONING APPEALS
JULY 3, 2006**

9:30

Calendar No. 06-107:

1104 Prospect Avenue

Ward 13

Joe Cimperman

14 Notices

Park O Lock LLC, owner, appeals to make alterations and change the use from office and store to RA-3 townhouse units in an existing five-story building, situated on a 116.29' x 175.29' parcel in a General Retail business District on the south side of Prospect Avenue at 1104 Prospect Avenue; as proposed, a maximum lot area of 41,574 square feet is provided where the permitted maximum lot area is 9,434 square feet; with a deficiency in square foot floor areas per unit, specifically, 784 s/f -Unit 201, 737 s/f -Unit 204, 747 s/f -Unit 205, and 888 s/f -Unit 206, contrary to a requirement of 950 s/f per unit, according to the yard and area regulations for an RA-3 District under Section 337.031(g) of the Codified Ordinances.

(Filed 5-26-06)

9:30

Calendar No. 06-110:

2900 Martin Luther King, Jr. Drive

Ward 4

Kenneth Johnson

9 Notices

The Benedictine Order of Cleveland, owner and Father Albert Marflak, appeal to erect a bulletin board sign in a Two-Family District contrary to Section 350.13(a), the proposed sign is a 10' height and a bulletin board sign in a residential district shall not exceed an 8' height, and as proposed, the sign is approximately 11' from the front lot line along Martin Luther King, Jr. Drive and a 25' distance is required as stated in Section 350.13(b) of the Codified Ordinances.

POSTPONED FROM MAY 30, 2006

10:30

Calendar No. 06-76:

485 East 140th Street

Ward 10

Roosevelt Coats

9 Notices

John Masseria and Wade Park Properties, Ltd., owner, and Michael Steele, prospective purchaser, appeal to change to a used car sales lot the use of an existing masonry building, situated on a 160' x 170' irregular shaped parcel located in split zoning between a General Retail Business District and a Multi-Family District at 485 East 140th Street; the proposed use being limited by Section 337.08, not permitted in a Multi-Family District but first permitted in a General Retail District; and Section 349.04(f) requires that the use must provide 25% of the gross lot area for customer parking, and an 8' wide landscape transition strip providing a 75% year-round opacity is required between the subject lot and the abutting Multi-Family District as stated in Section 352.11. The display of motor vehicles in the 10' front yard setback is prohibited and the Board of Zoning Appeals may permit the usage of no more than one-half of the setback area, determined according to the requirements stated in Section 357.14(a) and (b) of the Codified Ordinances.

(Filed 5-4-06; no testimony taken.)

First postponement granted to counsel for the appellants due to a pending legislation process for a zoning change.
