

**BOARD OF ZONING APPEALS  
SEPTEMBER 19, 2005**

**9:30**

**Calendar No. 05-256: 17218 Grovewood Avenue**

**Ward 11**

**Michael Polensek  
11 Notices**

Marlon Davis, owner, appeals to change an existing two-story mixed use building from a store and dwelling units to a carryout restaurant and dwelling units, situated on a 100' x 129' corner parcel in a Multi-Family District on the southwest corner of Grovewood Avenue and East 173<sup>rd</sup> Street at 17218 Grovewood Avenue; subject to the provisions for existing nonconforming buildings and uses, the proposed substitution of a nonconforming use requires the Board of Zoning Appeals approval, as stated in Section 359.01(a) of the Codified Ordinances. (Filed 8-3-05)

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**9:30**

**Calendar No. 05-258: 7460 Broadway Avenue**

**Ward 12**

**Anthony Brancatelli  
2 Notices**

The Gurdjieff Foundation of Ohio, owners, and Barney Taxel, agent, appeal to erect a 5' high decorative fence in the front yard of a through lot between Broadway Avenue and Spafford Court, located in a Semi-Industry District on the south side of Broadway Avenue at 7460 Broadway Avenue; the proposed fence height being contrary to the Fence Regulations that allow no more than a 4' high fence in an actual front yard, as stated in Section 358.05(a)(2) of the Codified Ordinances. (Filed 8-4-05)

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**9:30**

**Calendar No. 05-259: 3608 West Park Road**

**Ward 21**

**Michael Dolan  
6 Notices**

Mary Ellen Schmittlein, owner, appeals to erect a 14' x 20' one-story frame garage on an irregular shaped lot, located in a Two-Family District on the west side of West Park Road at 3608 West Park Road; contrary to Section 337.23(a), the accessory building is proposed to be located a distance of 21' instead of 37', or on the rear half of the lot, and 18" is provided where a 12' minimum distance is required from the neighboring main building, as stated in Section 353.05 of the Codified Ordinances. (Filed 8-5-05)

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**9:30**

**Calendar No. 05-260: 1852 Rudwick Road**

**Ward 10**

**Roosevelt Coats  
4 Notices**

Juanita Mainor, owner, appeals to erect a 12' x 16' 1 ½-story aluminum front porch enclosure to an existing single family dwelling, situated on a 50' x 276' lot in a Two-Family District on the southwest side of Rudwick Road at 1852 Rudwick Road; contrary to Section 357.13(b)(4), the proposed porch enclosure projects 12' instead of 4' and the existing 12' nonconforming front porch requires the Board of Zoning Appeals approval, as stated in Section 359.01 of the Codified Ordinances. (Filed 8-10-05)

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**BOARD OF ZONING APPEALS  
SEPTEMBER 19, 2005**

**9:30**

**Calendar No. 05-261:**

**8110 Carnegie Avenue**

**Ward 6**

**Patricia Britt  
6 Notices**

Regin Schlachet, owner, appeals to erect a 2,016 s/f storage freezer and cooler as an accessory use for an existing meat sales and distribution facility, situated on an approximate 211' x 206' lot and located in split zoning between Semi-Industry and Local Retail Business Districts on the south side of Carnegie Avenue at 8110 Carnegie Avenue; subject to the limitations of Section 343.01, the proposed storage is not permitted in a Local Retail Business District and a 4' wide landscape transition strip is required where the rear property line abuts a Local Retail Business District, as stated in Sections 352.08 through 352.11 of the Codified Ordinances. (Filed 8-10-05)

**9:30**

**Calendar No. 05-262:**

**4518 Henritze Avenue**

**Ward 16**

**Kevin Kelley  
2 Notices**

Angelic Nicola, owner, appeals to erect a 24' x 20-6' garage with a 17' x 20-6' open carport at the rear of an existing one family dwelling, situated on a 40' x 122' parcel in a Two-Family District on the north side of Henritze Avenue at 4518 Henritze Avenue; contrary to the lot restrictions, a 1' distance is provided and a garage shall be a minimum of 18" from all property lines as stated in Section 337.23(a) of the Codified Ordinances. (Filed 8-11-05)

**9:30**

**Calendar No. 05-263:**

**17800 Windward Road**

**Ward 11**

**Michael Polensek  
4 Notices**

James Fraser, owner, appeals to erect a 24' x 24' two-story frame garage on an 80' x 118' parcel in a One-Family District on the south side of Windward Road at 17800 Windward Road; the proposed square footage of the two-story garage is 1,152 s/f where 1,036 s/f is allowed as stated in Sections 337.23(7)A of the Codified Ordinances. (Filed 8-12-05)

**9:30**

**Calendar No. 05-264:**

**3374 East 93<sup>rd</sup> Street**

**Ward 5**

**Frank Jackson  
3 Notices**

George Williams, owner, appeals to erect 300 linear feet of 4' high chain link fence on a 121' x 177' corner lot located in a Multi-Family District on the northwest corner of East 93<sup>rd</sup> Street and Laisy Avenue at 3374 East 93<sup>rd</sup> Street; the proposed fence being installed at the site where there is a child development center, previously approved by the Board of Zoning Appeals in Calendar No. 03-8 on February 10, 2003; and contrary to the Fence Regulations, only ornamental fences, not chain link, shall be installed in actual front and side street yards in a Residential District, if located 4' from the side street property line, as stated in Sections 358.05(c)(1) of the Codified Ordinances. (Filed 8-12-05)

**BOARD OF ZONING APPEALS  
SEPTEMBER 19, 2005**

<b>9:30</b>		<b>Ward 17</b>
<b>Calendar No. 05-265:</b>	<b>2092 West 73<sup>rd</sup> Street</b>	<b>Matthew Zone</b>
		<b>6 Notices</b>

Orin Martin owner, appeals to change the use from a store to a dwelling in an existing 1 ½-story structure, situated on a 35' x 126' corner lot in a Two-Family District on the northwest corner of West 73<sup>rd</sup> Street and Elton Court at 2092 West 73<sup>rd</sup> Street; contrary to Sections 357.09(2)(b), a 2' interior side yard is provided and 3' is required with the total of both side yards being not less than 10' and 3' is provided; with one parking space required and none provided contrary to Section 349.04; and the existing nonconforming store and an additional dwelling on the same lot require the Board of Zoning Appeals approval, as stated in Section 359.01 of the Codified Ordinances.

(Filed 8-17-05)

<b>9:30</b>		<b>Ward 20</b>
<b>Calendar No. 05-270:</b>	<b>4724 West 198<sup>th</sup> Street</b>	<b>Martin Sweeney</b>
		<b>2 Notices</b>

Rose Varquez, owner, appeals to construct an 8' x 19' wood roof framing over an existing front porch of a single family dwelling, situated on an irregular shaped lot in a Semi-Industry District on the west side of West 198<sup>th</sup> Street at 4724 West 198<sup>th</sup> Street; contrary to Sections 357.13(b)(4), a 6' projection is provided where open porches may not project more than 4' and the nonconforming front porch requires the Board of Zoning Appeals approval, as stated in Section 359.01 of the Codified Ordinances.

(Filed 8-26-05)

**POSTPONED FROM AUGUST 29, 2005**

<b>9:30</b>		<b>Ward 2</b>
<b>Calendar No. 05-239:</b>	<b>10515 Sandusky Avenue</b>	<b>Robert White</b>
		<b>7 Notices</b>

Anthony and Robin Pruitt, owners, appeal to establish a Type A Day Care in an existing 2 ½-story frame dwelling, situated on a 40' x 127' lot in a Two-Family District on the north side of Sandusky Avenue at 10515 Sandusky Avenue; subject to the limitations for Residence Districts, the proposed use must be not less than 30' from an adjoining premises in a residence district and requires the Board of Zoning Appeals approval to determine that there are adequate yard spaces and other safeguards to preserve the character of the neighborhood; and that such use is appropriately located and designed to meet a community need without adversely affecting the neighborhood, as stated in Section 337.02(f)(3)C of the Codified Ordinances. (Filed 7-14-05; testimony taken.)

**First postponement granted for appellants to consult with the local development corporation and the councilman about their proposed plan.**