

**BOARD OF ZONING APPEALS  
MARCH 28, 2005**

**9:30**

**Calendar No. 05-41:**

**3596 East 131<sup>st</sup> Street**

**Ward 3**

**Zachary Reed  
10 Notices**

Minnie Adams and Tyrone Reeder, owners, appeal to establish use for a car wash and a barber shop in an existing one-story masonry building, situated on a 120' x 208' lot in a Local Retail Business District on the west side of East 131<sup>st</sup> Street at 3596 East 131<sup>st</sup> Street; contrary to Section 343.01, a car wash is not permitted in a Local Retail Business District but first permitted in a General Retail Business District, provided that it meets the required 100' distance from the abutting Two-Family District at the rear; and contrary to Sections 339.03(b) and 339.03(b)(1) there are no bumper guards proposed for the accessory off-street parking and where only one driveway is permitted for each 100' of lot frontage, three driveways are proposed in the 120' lot frontage along East 131<sup>st</sup> Street; and contrary to the 10' specific building line setback established by the zoning map, a 6' setback is proposed with parking, contrary to Section 357.07 and the Yards and Courts Requirements of the Codified Ordinances. (Filed 2-28-05)

**9:30**

**Calendar No. 05-42:**

**12510-12 Buckeye Road**

**Ward 4**

**Kenneth Johnson  
13 Notices**

Margrette Williams, owner, appeals to expand a day care facility, previously approved by the Board of Zoning Appeals on November 24, 2003 to be established for children whose ages range from 6 weeks to 5 years old and with hours of operation from 6:00 am to 11:00 pm, Monday through Saturday, in an existing 28' x 93' first floor store space of a two-story mixed use brick building, situated on a 40' x 135' lot in a Residence-Office District on the south side of Buckeye Road at 12510-12 Buckeye Road; subject to Section 359.01, the expansion of a nonconforming use requires the Board of Zoning Appeals approval and in a Residence-Office District, the day care and accessory uses are regulated under Section 337.10(c)(7) that requires it to be a distance of at least 15' from any adjoining premises in a Residence District and the property abuts a Two-Family District. (Filed 3-1-05)

**9:30**

**Calendar No. 05-51:**

**11619 Lorain Avenue**

**Ward 19**

**Dona Brady  
12 Notices**

Uptown Development Group Ltd. c/o Jacqueline Slyman and Fred Peters, owners, appeal to change the use from 12 dwelling units, an office and three stores to 12 dwelling units, an office and a tavern in an existing 52' x 105' two-story masonry building, situated on a 55' x 161' lot in a Local Retail Business District on the south side of Lorain Avenue at 11619 Lorain Avenue; contrary to the requirements for accessory off-street parking spaces and Section 349.04, of the 26 required off-street parking spaces, there are 16 spaces credited and a remainder of 10 additional spaces are needed; and in a Local Retail Business District, an amusement and recreation use, a billiard table, is not permitted in Section 343.01 but first allowed in a General Retail Business District under Section 343.11(b)(2)(L) of the Codified Ordinances. (Filed 3-3-05)

**BOARD OF ZONING APPEALS  
MARCH 28, 2005**

**9:30**

**Calendar No. 05-52:**

**11532 Buckeye Road**

**Ward 4**

**Kenneth Johnson  
6 Notices**

The Buckeye Area Development Corporation c/o John Hopkins, owner, and Lachelle Williams, lessee, appeal to establish use for a manicuring school in the second floor of an existing two-story, mixed use brick building on a 76' x 131' corner lot in a Local Retail Business District on southeast corner of Buckeye Road and East 116<sup>th</sup> Street at 11532 Buckeye Road; contrary to Section 343.01, the proposed use is not permitted in a Local Retail Business District and is first permitted in a General Retail Business District; and the requirement for accessory off-street parking is one space for each two employees and one parking space for each 10 seats in a classroom, based upon a planned classroom capacity, and none has been provided, contrary to Section 349.04(c) of the Codified Ordinances. (Filed 3-9-05)

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**POSTPONED FROM MARCH 7, 2005**

**10:30**

**Calendar No. 05-26:**

**2175 Cornell Road**

**Ward 6**

**Patricia Britt  
7 Notices**

Peter Smakula, owner, appeals to make a change in an existing, legal nonconforming parking lot for eleven spaces, located in a Multi-Family District and situated on a 56' x 223' irregular shaped corner lot where there is also a two-story brick building, that is located in a General Retail Business District, and all situated on the southeast corner of Cornell Road and Random Road at 2175 Cornell Road; the proposed orientation change for the existing parking spaces requires the Board of Zoning Appeals approval, as stated in Section 359.01(a) of the Codified Ordinances. (Filed 2-2-05)

**First postponement granted for the appellant to consult with the Division of Traffic Engineering about the proposed orientation change for the existing parking spaces.**

**10:30**

**Calendar No. 05-27:**

**7500 Euclid Avenue**

**Ward 5**

**Frank Jackson  
10 Notices**

Aldi, Inc. c/o Mike Jones, agent, appeal to erect a 15,341 s/f, one-story retail store and an accessory parking lot with 83 spaces to be situated on a 276' x 316' lot, located in split zoning for a General Retail Business District and a Semi-Industry District on the south side of Euclid Avenue at 7500 Euclid Avenue; contrary to the Requirements for Off-Street Parking and Loading, 83 parking spaces are proposed instead of 103 spaces, or, one accessory parking space per 150 s/f of gross floor area, as required according to Section 349.04(f) of the Codified Ordinances.

**First postponement granted for appellant to submit a revised plan with the recommendations from the local Design Review Committee.**

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