

**BOARD OF ZONING APPEALS  
AUGUST 7, 2006**

**9:30**

**Calendar No. 06-136:**

**1423 East 85<sup>th</sup> Street**

**Ward 7**

**Fannie Lewis**

**6 Notices**

Jo Ann Elkins, owner, appeals to install approximately 45 linear feet of 9' high wooden fence in the rear and along the interior side yard of a 34' x 102' parcel, located in a Two-Family District on the east side of East 85<sup>th</sup> Street at 1423 East 85<sup>th</sup> Street; contrary to Section 358.04(a), fences in the rear and interior side yards shall not exceed 6' in height, as stated in the Codified Ordinances.

(Filed 6-29-06)

---

**9:30**

**Calendar No. 06-137:**

**3447 West 150<sup>th</sup> Street**

**Ward 21**

**Michael Dolan**

**10 Notices**

Frederick Leonard appeals under the authority of Section 76-6(b) of the Charter of the City of Cleveland and Section 329.02(d) of the Cleveland Codified Ordinances from the disapproval by the City Planning Commission on April 21, 2006 of a proposed house design for 3447 West 150<sup>th</sup> Street under the provisions of Section 337.25 (b) of the Codified Ordinances. (Filed 6-29-06)

---

**9:30**

**Calendar No. 06-138:**

**3045 Mabel Court**

**Ward 13**

**Joe Cimperman**

**6 Notices**

John Cornely, owner, appeals to install approximately 45 linear feet of 6' high wooden privacy fence in the actual front yard of a 29.5' x 68.5' parcel located in a Two-Family District on the south side of Mabel Court at 3045 Mabel Court; contrary to Section 358.04(a) fences in actual front yard shall not exceed 4' in height and shall be at least 50% open, and no portion of a fence located within 30' of the intersection of two street right-of-way lines shall exceed a 2 ½' height, unless all portions of the fence above 2 ½' are at least 75% open and the same restrictions apply to any portion of a fence, located along and parallel to a driveway within 15' of its intersection with a public sidewalk or public street if no sidewalk is present, as stated in Section 358.03(a) of the Codified Ordinances. (Filed 7-5-06)

---

**9:30**

**Calendar No. 06-139:**

**3041 Mabel Court**

**Ward 13**

**Joe Cimperman**

**6 Notices**

John Cornely, owner, appeals to install approximately 39 linear feet of 6' high wooden privacy fence in the actual front yard of a 38.75' x 69.61' parcel located in a B1 Two-Family District on the south side of Mabel Court at 3041 Mabel court; contrary to the Fence Regulations where fences in the actual front yard shall not exceed 4' in height and shall be at least 50% open, as stated in Section 358.04(a) of the Codified Ordinances. (Filed 7-5-06)

---

**BOARD OF ZONING APPEALS  
AUGUST 7, 2006**

**9:30**

**Calendar No. 06-140:**

**4134 East 119<sup>th</sup> Street**

**Ward 2**

**Robert White, Jr.**

**8 Notices**

Marvin Wolfe, owners, appeals to install a 6' high wooden, privacy fence in the actual front and actual side street yards of a 40' x 100' corner parcel located in a Two-Family District on the southwest corner of East 119<sup>th</sup> Street and Putnam Avenue at 4134 East 119<sup>th</sup> Street; contrary to Section 358.04(a) fences in actual front yard shall not exceed 4' in height and shall be at least 50% open; and no portion of a fence located within 30' of the intersection of two street right-of-way lines shall exceed a 2 ½' height unless all portions of the fence above 2 ½' are at least 75% open, and the same restriction applies to any portion of a fence, located along and parallel to a driveway within 15' of its intersection with a public sidewalk or public street if no sidewalk is present, as stated in Section 358.03(a) of the Codified Ordinances.

(Filed 7-11-06)

---

**POSTPONED FROM JULY 10, 2006**

**10:30**

**Calendar No. 06-112:**

**2002-2006 West 100<sup>th</sup> Street**

**Ward 18**

**Jay Westbrook**

**4 Notices**

Sharon Bair, owner, appeals to install approximately 74 lineal feet of 6' high wooden fence in the required side street yard setback of a 60' x 71' parcel, located in a General Retail Business District on the southeast corner of West 100<sup>th</sup> Street and Madison Avenue at 2002-2006 West 100<sup>th</sup> Street; contrary to the Fence Regulations and by reference, regulated in Section 357.05(a)(b), a fence located within 10' of a side street property line shall not exceed 4' in height and shall be at least 50% open above 2' in height as stated in Section 358.05(a)(2) of the Codified Ordinances. (Filed 5-31-06; testimony taken.)

**First postponement requested by a representative of the Local Design Review Committee for additional review of the appellant's plan.**

---

**10:30**

**Calendar No. 06-116:**

**3340 West 25<sup>th</sup> Street**

**Ward 14**

**Joseph Santiago**

**8 Notices**

Pedro Castro, Trustee, appeals to erect a 3,225 s/f one-story, self-serve car wash building on a 150' x 150' corner parcel located in a Semi-Industry District on the southwest corner of West 25<sup>th</sup> Street and Sackett Avenue at 3340 West 25<sup>th</sup> Street; contrary to Section 343.11(b)(2)(I), the property for the proposed use abuts a residential district and an automobile laundry must be 100' from a Residence District; and no landscape strip is provided where a 10' wide landscape transition strip is required to separate the use from the residential district that is west of the site; and a 5' side street yard setback is proposed where 8' is required along Sackett Avenue, contrary to Section 357.07 of the Codified Ordinances; and City Planning approval for the plan is required. (Filed 6-6-06; no testimony taken.)

**First postponement requested by Clark Metro Development Corporation for additional review of the appellants' proposed plan.**

---