

**BOARD OF ZONING APPEALS  
JANUARY 5, 2009**

**9:30**

**Calendar No. 08-221:**

**2320 East 30<sup>th</sup> Street**

**Ward 5**

**Phyllis Cleveland**

**4 Notices**

Cuyahoga Metropolitan Housing Authority, owner, appeals to construct a parking lot on an acreage parcel located in a Multi-Family District on the west side of East 30<sup>th</sup> Street; the proposed parking lot being subject to the provisions of Section 349.13(c) for approval from the Board of Zoning Appeals and the installation of a 6 foot wide landscaping frontage strip with a 50 percent year-round opacity being required along East 30<sup>th</sup> Street, according to Sections 352.10 and 352.11 of the Codified Ordinances. (Filed 12-4-08)

**9:30**

**Calendar No. 08-222:**

**4301-03 Clark Avenue**

**Ward 14**

**Joseph Santiago**

**10 Notices**

Michael and Kamal Elseikali, owners, appeal for an addition/expansion of accessory repairs to the use of an existing tire sales shop on a 42' x 132' corner parcel located in a Semi-Industry District; contrary to Section 345.03(c)(2), the addition/expansion abuts a Two-Family District and a repair garage is required to be at least 100 feet from a residential district and the addition/expansion of a nonconforming use requires the Board of Zoning Appeals approval, according to Section 359.01 of the Codified Ordinances. (Filed 12-5-08)

**9:30**

**Calendar No. 08-226:**

**806 Literary Road**

**Ward 13**

**Joe Cimperman**

**13 Notices**

Sandy Banks, LLC, owner, appeals for a 342 square foot painted sign on an existing two-story building on a 37' x 100' parcel located in a General Retail Business District; contrary to Section 350.14(a) that states the total square footage of a wall sign in a retail district cannot exceed a formula equal to the width of the building times 1.5, plus 25; and a 73 square foot wall sign is permitted (32 foot width of building times 1.5 plus 25) according to the Sign Regulations of the Codified Ordinances. (Filed 12-10-08)

**9:30**

**Calendar No. 08-227:**

**10823 Magnolia Drive**

**Ward 8**

**Sabra Pierce Scott**

**10 Notices**

Michael Goronok and Evguenia Poustyreva, owners, and Hawken School, prospective purchaser, appeal for a change of use from one dwelling unit to an adult school and community service a three-story brick dwelling, located on an irregular shaped parcel in an AA1 Limited One-Family District on the north side of Magnolia Drive; subject to the provisions of Section 337.01, a school is permitted in a Limited One-Family District, only if it is operated by an existing school and not conducted as a gainful business and is subject to the Board of Zoning Appeals approval; and contrary to the Off-Street Parking Requirements, no parking is provided and one space for each two employees, plus one for each ten seats in the classroom is required, as stated in Section 349.04(c) of the Codified Ordinances. (Filed 12-10-08)

**9:30**

**Calendar No. 08-228:**

**2674 East 63<sup>rd</sup> Street**

**Ward 5**

**Phyllis Cleveland**

**4 Notices**

Peace Missionary Baptist Church, owner, appeals to erect a 4 foot by 4 foot by 7 foot high freestanding sign on a 100.01' x 203.50' corner parcel, located in a Multi-Family District; contrary to the provisions of Section 327.02, the plot plan for sign placement shows an area of 1-2 feet and a 4-6 foot area is requested from the elevation drawing; and a 7 foot height is requested, contrary to a maximum height of 5 feet that is allowed, and a setback from the lot lines equal to 1 foot is requested, contrary to a setback of 20 feet from all lot lines, as stated in Section 350.13 of the Codified Ordinances. (Filed 12-10-08)