

**BOARD OF ZONING APPEALS  
MAY 26, 2009**

**9:30**

**Calendar No. 09-29:**

**9525 Woodland Avenue**

**Ward 6**

**Mamie Mitchell**

**14 Notices**

Eaton Park Leasing, Inc., owner, appeals to change from a scrap yard to a construction distribution facility the use of 2.23 lot acres in a General Industry District; nonconforming to Section 349.07 that accessory off-street parking spaces, driveways and maneuvering areas shall be properly graded for drainage so that all water is drained within the lot providing such parking spaces, surfaced with concrete, asphaltic concrete, asphalt or similar surfacing material, maintained in good condition and free of debris and trash; and in a General Industry District open yard storage of second-hand lumber or other used building material, junk, paper, rags, unrepaired or uncleaned containers or other such salvaged articles may be allowed, provided that such uses are enclosed within a minimum seven feet high solid masonry wall or slightly solid, nontransparent, well maintained substantial fence as stated in Sections 345.04(a)(10)(c)(3) of the Cleveland Codified Ordinances; and all dust, odor, noise and vibration must be confined to the premises and concrete crushing is not permitted on the premises. (Filed 2-26-09)

**9:30**

**Calendar No. 09-78:**

**4060 East 116<sup>th</sup> Street**

**Ward 2**

**Nathaniel Wilkes**

**11 Notices**

Number One Grace LLC, owner, Dianna Hshett, agent, appeal to erect one double faced roof sign, two wall signs and four free standing fence signs on an acreage parcel in a General Industry District; contrary to the Sign Regulations in Section 350.15(a) the total square footage requested for the roof sign and wall signs equals 208 square feet and 53.5 square feet is the maximum square footage allowed; and the four free standing fence signs equal 240 square feet and exceed the allowed maximum of 50 square feet, as determined according to the provisions in Section 350.15(b) of the Cleveland Codified Ordinances. (Filed 4-23-09)

**9:30**

**Calendar No. 09-79:**

**2197 Columbus Road**

**Ward 14**

**Joseph Santiago**

**4 Notices**

Norman Wonderly, owner, appeals to park a motor vehicle in the front setback area of a 22' x 135' parcel in a Semi-Industry District; contrary to the limitations of Section 349.05 that all parking spaces shall be located behind the setback building line and no parking space shall be located within ten feet of a building wall containing ground floor windows designed for light and ventilation. (Filed 4-24-09)

**9:30**

**Calendar No. 09-80: 8202 Superior Avenue**

**Ward 7**

**T. J. Dow**

Moorad Rabah dba Moe's Tire Centers appeals under Section 76-6 of the Charter of the City of Cleveland and Section 329.02(d) of the Cleveland Codified Ordinances from being denied a Motor Vehicle Repair Garage License by the Commissioner of Assessments and Licenses upon the recommendation of the City of Cleveland Department of Building and Housing. (Filed 4-24-09)

**9:30**

**Calendar No. 09-82: 18308 Ferncliff Avenue**

**Ward 21**

**Martin Keane**

**15 Notices**

The Islamic Mosque, owner, and Ayham Abazid appeal to establish a day care in an existing building on a 59' x 186' parcel in a One-Family District; nonconforming to the limitations of Section 337.02(f)(3)(C) that a day care use must be at least 30 feet from an adjoining premises in a residential district and requires the Board of Zoning Appeals review to determine if adequate yard spaces and other safeguards to preserve the character of the neighborhood are provided, and if such building and use are appropriately located and designed and will meet a community need without adversely affecting the neighborhood. (Filed 4-29-09)

**10:30**

**Calendar No. 09-40: 4201 West 130<sup>th</sup> Street**

**Ward 19**

**Dona Brady**

Jimmy Christian dba AAA Auto Doctor, Inc., tenant, and Gary and Mary Weinbroer, owners, appeal under Section 76-6 of the Charter of the City of Cleveland and Section 329.02(d) from being denied a Motor Vehicle Repair Garage License by the Commissioner of Assessments and Licenses upon the recommendation of the City of Cleveland Department of Building and Housing. (Filed 3-20-09; dismissed 4-20-09; reinstated 4-27-09)

**POSTPONED FROM APRIL 20, 2009**

**10:30**

**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; testimony taken.)

**Third postponement requested by applicants to work out a plan under the guidelines of the Stockyard Redevelopment Organization that will improve the overall site appearance and does not include the Storefront Renovation Program.**