

**BOARD OF ZONING APPEALS**

**JANUARY 18, 2005**

**POSTPONED FROM DECEMBER 20, 2004**

**10:30**

**Calendar No. 04-259:**

**917 East 105<sup>th</sup> Street**

**Ward 8**

**Sabra Pierce Scott**

**9 Notices**

James Lee Richardson, owner, appeals to convert to a carryout restaurant/drive-through establishment a 46' x 52' one-story auto repair garage building on the 110' x 175' corner lot in a Local Retail Business District on the southeast corner of East 105<sup>th</sup> Street and Gooding Avenue; contrary to the requirements of Section 347.16(d)(4), no clear pavement markings or signage are proposed to identify pedestrian routes between entrances to the restaurant and any parking area or sidewalk which require the crossing of drive-through lanes; and no wheel or bumper guards are proposed for off-street parking spaces as are required in Section 349.07(b) and there is no landscaping proposed where an 8' wide landscaping strip, providing a 75% year-round opacity, is required between the Local Retail Business District and the abutting Two-Family District as required in Section 352.11 of the Codified Ordinances. (Filed 10-20-04; testimony taken.)

**Second postponement granted for appellant Richardson to finalize a detail specific site plan for the proposed use.**

**POSTPONED FROM JANUARY 3, 2005**

**10:30**

**Calendar No. 04-290:**

**Erievew Land Company LLC**

**1301 East 9<sup>th</sup> Street**

**Ward 13**

**Joe Cimperman**

Erievew Land Company LLC aka Minshall Development Company, owner c/o Aaron Rupert, agent, appeal under the authority of Section 76-6 of the Charter of the City of Cleveland and Section 329.01(e) of the Cleveland Codified Ordinances from a Violation Notice issued October 29, 2004 by the Building and Housing Department for failure to comply with Section 350.04 of the Sign Regulations, that requires no outdoor sign or display structure shall be erected until a permit has been issued and, otherwise, it is subject to the provisions of Section 350.18 of the Codified Ordinances. (Filed 11-1-04; no testimony taken.)

**Second postponement requested by Department of Building and Housing.**